



For Sale : **€ 170,000**

Description
Residential plot, extending to about 715 sq.m. in total, located in the prestigious Agios Georgios Quarter of Latsia Municipality, Nicosia District.

 The plot features a level topography with a rectangular shape, making it ideal for immediate development. The property enjoys the added advantage of bordering a serene green area along its northwestern boundary, offering enhanced privacy and a pleasant natural outlook.

 Key Features:
 •Area: 715 sq.m.
 •Location: Approx. 500m southeast of the G.S.P. Stadium and 450m from 'Lemon Park'.
 •Topography: Flat surface with a regular configuration (rectangular shape).
 •Access: Abuts a registered public road with a frontage of approximately 25m.
 •Environment: Beneficially borders a public green area, ensuring a tranquil setting.

 Benefiting from its proximity to both the city centre and the main highway, this asset is perfectly suited for a bespoke luxury dwelling or a secure investment in one of Nicosia's premium residential hubs.

 Planning Details:
 The property falls within Zone EX2. This specific zone is designated for specialized developments; while the standard building coefficient is listed as 0%, it offers significant development potential depending on the specific type of project proposed and subject to Latsia Municipality planning authority approval.

 There is a separate title deed for this property.

Property Type: **Land** Status: **Available** [Website](#)

Property Subtype: **Plot** Furnished: **Unfurnished**Plot Area: **715m²**



Gallery

