



For Sale, Land, Field, Nicosia, Latsia, Agios Georgios, 6,136m²

For Sale : **€ 480,000**

Description
"Properties listed with a Reserve Price indicate that the Seller reserves its right to not accept offers below the specified price. All offers must exceed the Reserve Price. While lower offers may be submitted, they are unlikely to be considered by the Seller."
This expansive residential field offers a significant development footprint of approximately 6,136 sq.m. in the high-growth Latsia Municipality of Nicosia. Perfectly positioned for development, the property offers easy access via a registered asphalt road along its eastern boundary, featuring a 6.5m frontage.
The property is perfectly situated for modern living, located just 850m from the Nicosia-Larnaca-Limassol highway. This provides unparalleled access to the capital's city center and the island's primary coastal routes. The field features a 6.5m frontage onto a registered asphalt road along its eastern boundary, ensuring immediate access for development.
Development Specifications
Falling within the Residential Zone Kα9, the land is ideal for a medium-density project:
• Building Coefficient: 40%
• Coverage: 25%
• Construction Height: 2 Floors (10m)
The property is held within a Special Purpose Vehicle (SPV). Acquiring the company shares results in no Transfer Fees and no VAT being applicable to the transaction.

Details		
Property Type: Land	Status: Available	Website

Main Features	
Property Subtype: Field	Furnished: Unfurnished

Area
Plot Area: 6,136m²



Gallery

