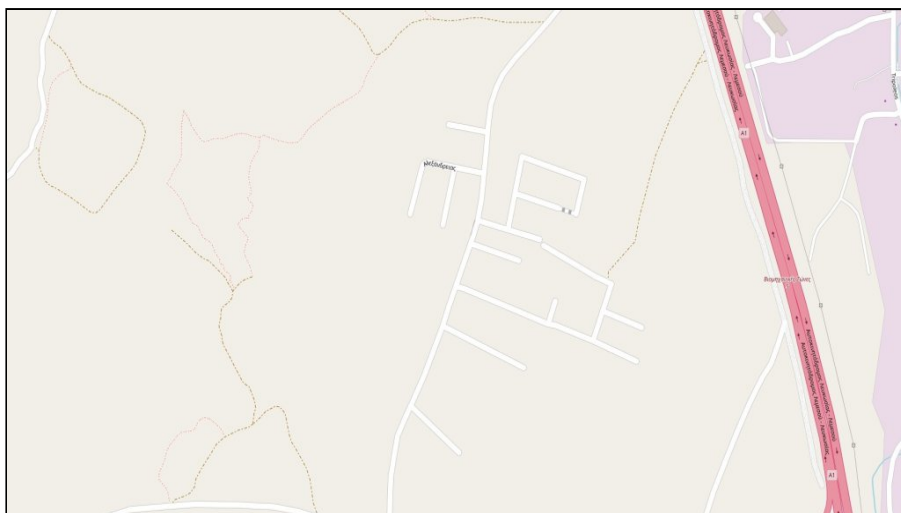




For Sale, Land, Plot, Nicosia, Latsia, Agios Georgios, 640m²

PEZOULIA, AGIOS GEORGIOS, LATSIA-GERI-
LATSIA, NICOSIA, REG:0/8834

For Sale : **€ 189,000**

Description

For Sale Residential Plot In Latsia, Nicosia
Strategic Residential Investment in Latsia

Experience an exceptional and highly practical investment opportunity with this exclusive residential plot, strategically located in the high-potential area of Latsia, Nicosia. This property represents a top-tier residential proposal, offering a solid and highly functional asset for the construction of a premium private residence. Designed for investors who demand the perfect balance of suburban tranquility and strategic location, the plot is situated in a high-demand zone that ensures exclusivity. Its strategic position ensures daily practicality for professional and personal routines, making it a secure choice in one of the capital's most established and well-connected peripheral districts.

Development Potential & High-Value Residential Features

The property features an area of 640 square meters and is situated adjacent to a permanent green area, ensuring privacy and a quality atmosphere. Falling within the Kα9 planning zone, the land is governed by a very low building density of 40% and a cover factor of 25%, specifically allowing for only one house per plot to maintain the area's elite residential character. With a maximum height allowance of 10 meters and a significant street frontage of 25 meters on a registered road, this prime residential space meets all the essential requirements for a bespoke architectural project. The residence provides a substantial canvas for those seeking architectural versatility in a community known for its strategic location.

Extensive Property Features

Property Type: Residential Plot

Location: Latsia, Nicosia

Plot Area: 640 square meters

Planning Zone: Kα9 (100%)

Building Density: 40% (Strictly 1 House Per Plot)

Cover Factor: 25%

Frontage: 25 meters

Road Access: Registered Road

Special Feature: Attached to Green Area

Height: 10 meters

Land Use: Ideal for a high-value private estate

Nearby Landmarks & Amenities

In a convenient location for a vibrant suburban routine in the Latsia area, the property is surrounded by important infrastructure.

The Mall of Cyprus is a world-renowned retail and entertainment destination situated within a short drive.

Nicosia General Hospital is a primary healthcare facility providing essential medical services nearby.

Athalassa National Forest Park is a major green landmark for recreation and scenery accessible in the wider area.

The GSP Stadium is a prominent sports and entertainment landmark providing a unique local destination.

The Cyprus Medical Museum is a significant cultural and historical landmark located within the district.

The Nicosia-Limassol Highway is a major navigational artery providing immediate access to other cities.

IKEA Nicosia is a primary retail landmark offering high daily convenience nearby.

Nicosia City Center is a primary professional and civic destination easily accessible from the property.

Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **640m²**