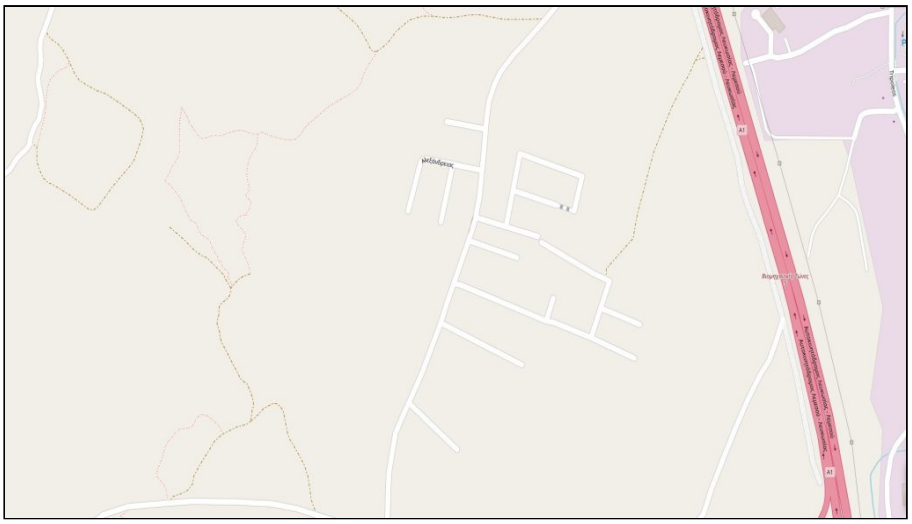


For Sale, Land, Plot, Nicosia, Latsia, Agios Georgios, 640m²

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**