

For Sale, Land, Field, Nicosia, Latsia, Agios Georgios, 521m²

For Sale : **€ 166,000**

Description
For Sale Residential Land In Latsia, Nicosia.
An excellent opportunity to acquire a premium residential plot in the highly sought-after municipality of Latsia, Nicosia. With a total land area of 521 m², this property offers exceptional development potential, making it an ideal choice for private homeowners, developers and investors seeking a valuable residential asset in one of the capital's most desirable locations.
The property falls entirely within the Kα6 Residential Planning Zone, benefiting from a 90% building density, 50% coverage factor, permission for development of up to 2 storeys, and a maximum building height of 10 metres. These highly favourable planning parameters provide excellent flexibility for the construction of a spacious family residence, luxury villa or premium residential development.
A standout feature of the property is its impressive 42.70-metre road frontage, offering exceptional visibility, multiple design possibilities and enhanced accessibility. The generous frontage allows for versatile architectural layouts while maximising the plot's development potential and street presence.
Situated in one of Nicosia's most popular residential districts, the property enjoys immediate access to a wide range of amenities and services. Latsia combines a peaceful residential environment with excellent connectivity to the city centre, major commercial centres and the national motorway network.
The property is situated approximately 1.8 km from the University of Cyprus, 2.0 km from Athalassa National Forest Park, 2.1 km from Latsia Municipality Centre, 4.0 km from the Mall of Cyprus, 4.2 km from Nicosia General Hospital, 5.8 km from the GSP Stadium, 8.0 km from Eleftheria Square and approximately 8.5 km from Nicosia City Centre.
Combining a desirable residential zoning designation, substantial road frontage and excellent accessibility, this property represents an outstanding investment opportunity in one of Nicosia's most established and rapidly developing residential areas.
To discover more options in this area, you can browse our complete portfolio of residential land for sale in Nicosia directly from our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/
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: **Field**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **521m²**