

For Sale, Land, Field, Nicosia, Latsia, Agios Georgios, 536m²

For Sale : **€ 167,000**

Description
For Sale Residential Land In Latsia, Nicosia.
An excellent opportunity to acquire two residential plots sold together as a unified property in the highly desirable municipality of Latsia, Nicosia. With a combined land area of 536 m², this attractive property offers outstanding 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 sought-after locations.
The property falls entirely within the Kα8 Residential Planning Zone, benefiting from a 60% building density, 35% coverage factor, permission for development of up to 2 storeys, and a maximum building height of 10 metres. These favourable planning parameters provide excellent flexibility for the construction of a spacious family residence, twin villas or a small residential development.
Comprising two separate plots sold together, the property offers additional design versatility and development possibilities. The plots are located within an organised residential area with access to all essential infrastructure, including electricity, water supply and road networks, facilitating a smooth development process.
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 1.6 km from Latsia Municipality Centre, 2.4 km from the Mall of Cyprus, 2.8 km from Nicosia General Hospital, 3.1 km from Athalassa National Forest Park, 4.5 km from the University of Cyprus, 5.8 km from the GSP Stadium, 6.7 km from Eleftheria Square and approximately 7.2 km from Nicosia City Centre.
Combining a desirable residential zoning designation, excellent accessibility and strong development potential, 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: **536m²**