

For Sale, Land, Field, Nicosia, Latsia, Agios Georgios, 285m²

For Sale : **€ 88,500**

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 sought-after municipality of Latsia, Nicosia. With a combined land area of 285 m², this property offers an attractive opportunity for residential development in one of the capital's most desirable and rapidly developing residential areas.
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 flexibility for the construction of a modern family residence, semi-detached homes or a small residential development.
Being comprised of two separate plots sold together, the property offers additional design flexibility and development possibilities.
The plots are located within a well-organised residential area with immediate access to all essential infrastructure, including water, electricity and road networks.
Situated in a prime residential location, the property enjoys excellent access to a wide range of amenities and services. Latsia is one of Nicosia's most popular residential districts, offering a perfect balance between suburban living and convenient access to the city centre and 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 development potential, this property represents an attractive investment opportunity in one of Nicosia's most established residential locations.
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: **285m²**