



For Sale, Land, Plot, Nicosia, Latsia, 549m²

For Sale : **€ 180,000**

Description

Strategic Investment Opportunity: High-Value Corner Plot in Latsia
This 549m² corner plot, situated at the junction of Andrea Avraamidi and Nikou Giagkou Street in Latsia, presents a sophisticated opportunity for those seeking a balance between Small Development and High-Value Living. With a versatile building density of 80%, the property offers exceptional yield potential for a boutique residential project or two spacious 4-bedroom family homes. Its rare corner positioning and rectangular shape provide maximum architectural flexibility, superior natural light, and dual-frontage visibility—factors that significantly drive ROI for developers and private investors alike.

Located in a quiet yet perfectly connected residential pocket, this land offers the unique advantage of overlooking a scenic river linear green area park. As one of the most flexible plots of land for sale in Latsia, it is available for both direct purchase and exchange for an apartment, providing a strategic acquisition path for diverse investment strategies. Choosing G&P Lazarou trusted properties ensures you are securing a site with a clear title deed and the structural parameters required to meet the demands of Nicosia's premium housing market.

Key Features

Location: Latsia, Nicosia (Residential Planning Zone Kα7)

Plot Size: 549m² (Corner plot with 28m x 19m dimensions)

Building Density: 80% (Optimized for versatility and high-yield potential)

Coverage Factor: 45%

Orientation: Southeast (Ideal for bright, energy-efficient residential design)

Land for sale near Alpha Mega Latsia: Located in a prime residential area within walking distance of major supermarkets and essential services.

Nicosia City Center: Situated with easy access to the urban core while maintaining a peaceful neighborhood atmosphere.

Local Schools and Amenities: Positioned in a family-friendly sector with rapid access to educational facilities and retail hubs.

Nicosia-Limassol Motorway: Just minutes away, ensuring seamless connectivity for commuters and professional residents.

This property represents a unique chance to develop a high-value project or a custom residence in a resilient and high-demand market. We invite you to contact G&P Lazarou today at 77777771 for a private consultation to discuss the exchange options, division potential, and the strategic investment value of this exceptional Latsia corner plot.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **549m²**



Gallery

