

# For Sale, Land, Field, Nicosia, Latsia, Agios Georgios, 9,040m²

For Sale : **€ 690,000**

**Description**
RESIDENTIAL FIELD OF 9,040 m² FOR SALE IN NORTH LATSIA – GERI, NICOSIA – JOINT DEVELOPMENT CONSIDERED
G&P Lazarou Estate Agents presents for sale this residential field with a total area of 9,040 m², located in the North Latsia – Geri area of Nicosia District.
The property falls within two residential planning zones: 94% within Zone Kα8 (Ka8), with a building density coefficient of 60% and a coverage coefficient of 35%, and 6% within Zone Kα7 (Ka7), with a building density coefficient of 80% and a coverage coefficient of 45%.
Based on the total land area and its allocation between the two planning zones, the indicative total buildable area is approximately 5,532.5 m². The indicative maximum total ground coverage is approximately 3,218.2 m². These calculations are based on the stated zoning proportions and their respective coefficients, always subject to the applicable planning regulations and the necessary approvals from the relevant authorities.
The property's substantial land area, combined with its residential planning designation, offers significant potential for future development. It represents an attractive opportunity for investors and property developers considering a residential project, subject to obtaining the necessary approvals and securing appropriate access.
In addition to a direct sale, the owner is also willing to consider joint development (antiparochi) proposals, offering additional flexibility to interested investors and developers.
Property Features: Residential Field | North Latsia – Geri, Nicosia | Area 9,040 m² | Residential Zone Kα8 (Ka8) 94% | Residential Zone Kα7 (Ka7) 6% | Building Density Ka8 60% | Building Density Ka7 80% | Coverage Ka8 35% | Coverage Ka7 45% | Indicative Total Buildable Area 5,532.5 m² | Indicative Maximum Ground Coverage 3,218.2 m² | Joint Development Proposals Considered
To discover more options in this area, you can browse our complete portfolio of land for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/el/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: **9,040m²**

# Gallery

