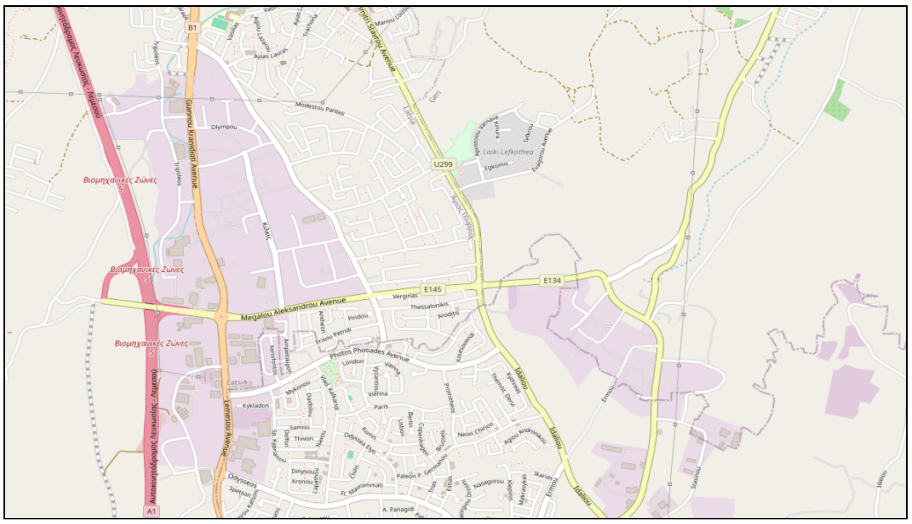


For Sale, Land, Plot, Nicosia, Latsia, Agios Georgios, 636m²

For Sale : **€ 180,000**

Description
For Sale | Residential Plot of 636 m² in Latsia, Nicosia – Ka7 Zone
A residential plot of 636 m² is available for sale in Latsia, Nicosia District, offering an attractive opportunity for individuals, families and investors seeking residential land with development potential in an established residential area.
The property features frontage along one side and access to a registered road, providing a practical setting for future residential development. Its generous land area offers flexibility in architectural planning, making it an appealing option for buyers considering the construction of a spacious private residence or another residential project, subject to the necessary planning approvals.
The plot is currently under subdivision, an important consideration for prospective purchasers. The final boundaries, access arrangements and issuance of a separate title deed remain subject to the completion of the subdivision process and the relevant approvals.
The property falls within the Ka7 residential planning zone, with a building density coefficient of 80% and a coverage ratio of 45%. Based on its total area of 636 m², the building density coefficient corresponds to an indicative maximum buildable floor area of approximately 508.80 m², while the coverage ratio corresponds to an indicative maximum ground coverage of approximately 286.20 m². These figures are theoretical and remain subject to applicable planning regulations, subdivision requirements and the necessary approvals.
The combination of its 636 m² land area, registered road access and residential planning characteristics offers attractive possibilities for designing a comfortable home with generous indoor living spaces, a landscaped garden and functional outdoor areas.
Situated in Latsia, the property benefits from its location within the wider Nicosia residential area, offering access to schools, supermarkets, pharmacies, shops and other essential everyday amenities.
Important points of interest in the wider area include Latsia Municipal Centre | Nicosia General Hospital | Mall of Cyprus | Athalassa National Forest Park | University of Cyprus.
Combining its generous land area, Ka7 residential zoning, 80% building density, 45% coverage ratio and access to a registered road, this plot represents an appealing opportunity for buyers and investors seeking residential land with future development potential in Latsia.
To discover more residential plots and land for sale in Nicosia District, browse our complete portfolio: https://gplazarou.com/properties/for_sale/nicosia?property_type%5Bland%5D%5Bplot%5D=plot
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com for further information or to arrange a viewing!

Details

Property Type: **Land**
Website

Status: **Available**

Unit Number: **plot 10**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **636m²**

Gallery

