



For Sale, Land, Plot, Nicosia, Latsia, 1,123m²

For Sale : € 250,000

Description

This expansive residential plot, located in a sought-after and rapidly developing sector of Latsia, presents a sophisticated opportunity for those seeking a balance between Small Development and High-Value Living. Boasting a robust building density of 80% within the Kα7 planning zone, the property offers exceptional versatility and yield potential for a boutique residential project or a pair of high-spec family residences. Its level topography and well-proportioned dimensions make it a high-performance asset for any Cyprus real estate investment looking for a strategic foothold in a resilient suburban corridor.

The plot's technical parameters allow for a modern architectural project that maximizes both internal living space and functional outdoor areas. As a prime option among plots of land for sale in Latsia, it benefits from an established neighborhood atmosphere favored by professionals and families alike. Choosing G&P Lazarou trusted properties ensures you are acquiring a site with significant development potential and the security of an available title deed, providing a seamless foundation for capital growth or the creation of a premium residential retreat.

Key Features

Location: Latsia, Nicosia (Residential Planning Zone Kα7)

Building Density: 80% (Optimized for high-value residential development)

Coverage Factor: 45% (Balanced for expansive interiors and outdoor landscaping)

Structural Allowance: 2 Floors, maximum height of 10m

Legal Status: Title deed available

Land for sale near Laiki Sporting Club: Situated within a 5-minute drive of Nicosia's premier athletic and social destination.

Nicosia General Hospital: Located just 4 km away, providing rapid access to the island's primary medical hub and services.

The Mall of Cyprus & IKEA: Positioned within a short 6-minute drive, offering the district's top-tier retail and dining.

Athalassa National Forest Park: Within close proximity, offering immediate access to extensive green spaces and outdoor recreation.

Nicosia-Limassol Motorway: Effortless connectivity via the nearby interchange, ensuring seamless travel across the island.

This property offers a rare combination of generous building parameters and a strategic location in a high-demand market. We invite you to contact G&P Lazarou for a private consultation to discuss the architectural possibilities and the high-value potential of this exceptional Latsia plot.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **1,123m²**



Gallery

