

For Sale, Land, Plot, Nicosia, Latsia, 654m²

For Sale : **€ 145,000**

Description
Strategic High-Value Development Plot in Latsia
This premier residential plot in Latsia presents a sophisticated opportunity for those seeking a balance between Small Development and High-Value Living. With a robust building density of 80%, the property offers exceptional versatility and yield potential. Whether you are looking to design a contemporary family residence with generous interior spaces or a boutique apartment project, this plot in the Kα7 planning zone is a strategic choice for any Cyprus real estate investment.

The location is perfectly positioned for those who value convenience without sacrificing the quality of a residential atmosphere. As one of the most practical plots of land for sale in Latsia, it offers immediate access to essential urban infrastructure while maintaining the privacy expected of G&P Lazarou trusted properties. The combination of a 45% coverage factor and an 80% building density makes this an asset primed for immediate development or a solid addition to a long-term portfolio.

Key Features
Location: Latsia, Nicosia (Planning Zone Kα7)

Building Density: 80% (Versatile for luxury villas or small-scale apartments)

Coverage Factor: 45%

Structural Allowance: 2 Floors, maximum height of 10m (Subject to VAT)

Nearby Landmarks & Proximity:

Land for sale near the Mall of Cyprus & IKEA: Located just a 5-minute drive from the capital's premier shopping and commercial hub.

Nicosia General Hospital: Situated in close proximity, providing excellent access to the island's primary medical facilities.

A1 Motorway Access: Exceptional connectivity to the main highway, allowing for seamless travel to Limassol and Larnaca.

This property offers a unique blend of accessibility and development potential in one of the capital's most resilient markets. We invite you to contact G&P Lazarou for a private consultation to discuss the architectural possibilities and the high-yield potential of this prime Latsia plot.

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**

Area

Plot Area: **654m²**

Gallery



