

For Sale, Land, Plot, Nicosia, Latsia, 523m²

For Sale : **€ 195,000**

Description
This residential plot, currently under division in the highly desirable and prestigious GSP area of Latsia, presents an exceptional opportunity for those prioritizing Family Living and a secure Long-term Investment. With a building density of 60%, the property is perfectly calibrated for the creation of a grand, custom-built family home that offers privacy and architectural distinction. The coverage allowance of 35% ensures that your residence can feature expansive living areas balanced with generous outdoor space for private gardens and recreation—hallmark features of the high-quality lifestyle offered by G&P Lazarou trusted properties.

As a standout choice among plots of land for sale in Latsia, this land provides a tranquil canvas for a residence that balances suburban elegance with the peace of a low-density neighborhood. Investing in Cyprus real estate within the Ka8 planning zone offers the security of an established community designed for high-end detached houses. Its strategic location near the capital's premier sporting hub ensures a quiet residential environment while maintaining rapid access to vital commercial centers and major highway networks, making it a premier acquisition for discerning families.

Key Features

Location: GSP Area, Latsia, Nicosia (Residential Planning Zone Ka8)

Building Density: 60% (Ideal for a prestigious, custom-built family home)

Coverage Factor: 35% (Ensuring ample space for landscaping, pool, and privacy)

Structural Allowance: 2 Floors, maximum height of 10m

Legal Status: Under division; Title deed and division process in progress

Tax Status: Subject to V.A.T.

Land for sale near GSP Stadium: Located within a 4-minute drive of Nicosia's primary athletic and events arena.

Nicosia General Hospital: Situated just 3.5 km away, providing rapid access to the island's leading healthcare services.

The Mall of Cyprus & IKEA: Located 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 Nicosia's largest green space for outdoor recreation.

Nicosia-Limassol Motorway: Positioned for effortless commuting with quick access to the main motorway interchange.

This plot represents a unique chance to secure a sizable piece of land in one of Nicosia's most prestigious and resilient residential areas. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural possibilities and the long-term value of this exceptional property.

Details

Property Type: **Land**
Website

Status: **Available**

Unit Number: **5**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **523m²**

Gallery

