



DP-CY17824/TA_1897

Residential Plot in Latsia, Nicosia in Latsia (Lakkia), Nicosia

Latsia (Lakkia), Nicosia Residential Land
Price

€180,000

* Subject to VAT

Description

Perfectly positioned within the sought-after Agios Georgios Quarter of Latsia Municipality, Nicosia District, this 627 sq.m. residential plot presents a premium development opportunity in a highly desirable area. The property features a flat, even surface and a regular rectangular configuration, offering an efficient and practical layout for architectural planning. It benefits from approximately 25 metres of frontage along a registered public road and enjoys partial adjacency to a public green area, enhancing the sense of openness and providing a pleasant natural backdrop. Located approximately 500 metres southeast of the G.S.P. Stadium, the plot offers excellent accessibility to the Nicosia-Limassol motorway and the city centre, making it an ideal choice for the development of a luxury residence or a high-yield investment. The asset falls within a dual planning zone designation, offering a blend of residential and specialized development potential. Approximately 36% lies within Zone Kα6, allowing a building coefficient of 90%, coverage of 50%, and up to two floors (10m height). The remaining 64% falls within Zone EX2, a specialized development zone offering significant potential subject to Latsia Municipality planning authority approval and the nature of the proposed project. A separate title deed is available for the property.

MAIN FEATURES:

Coverage
-%

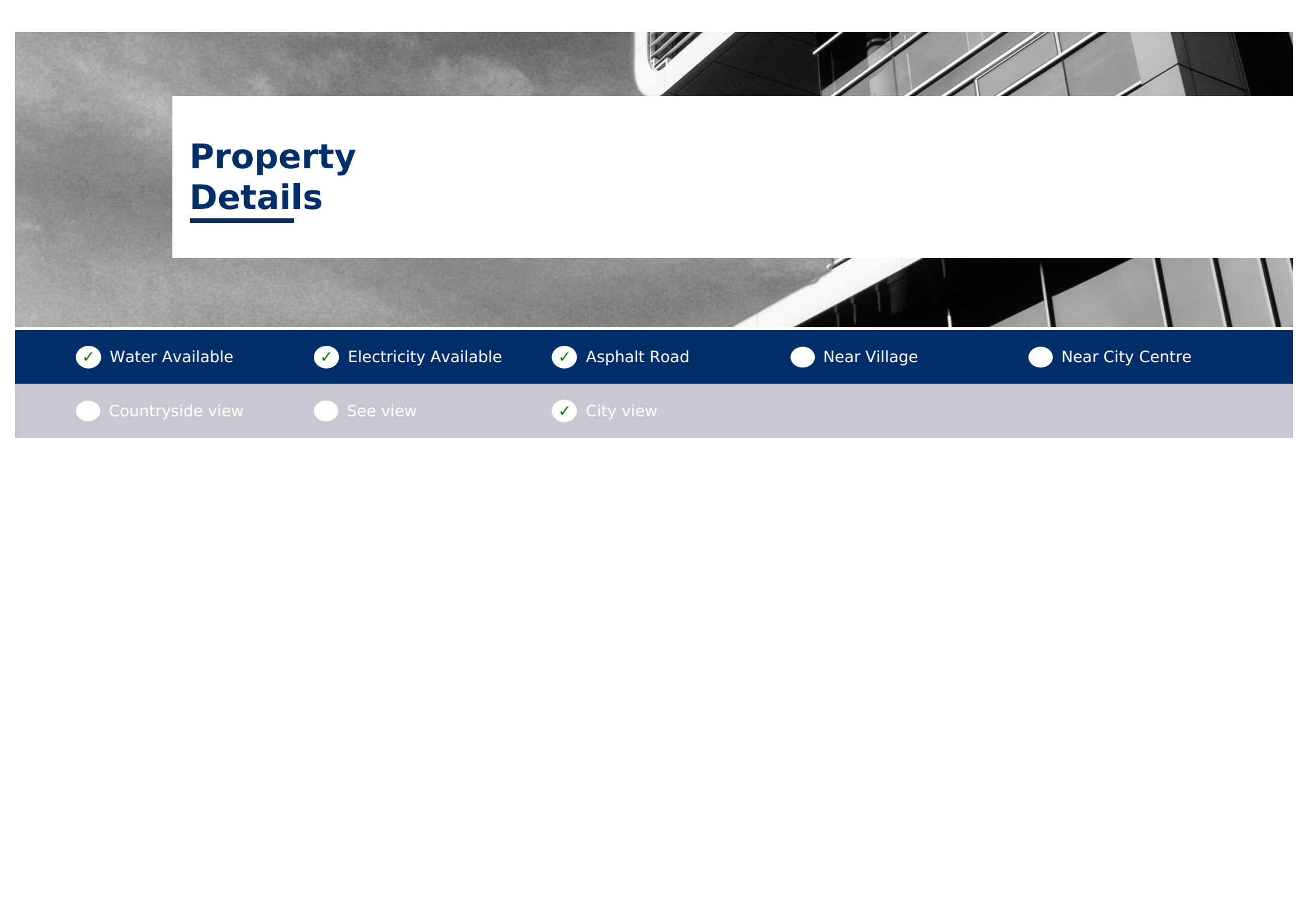
Zone
Residential

Max-Height
10m

Density
90%

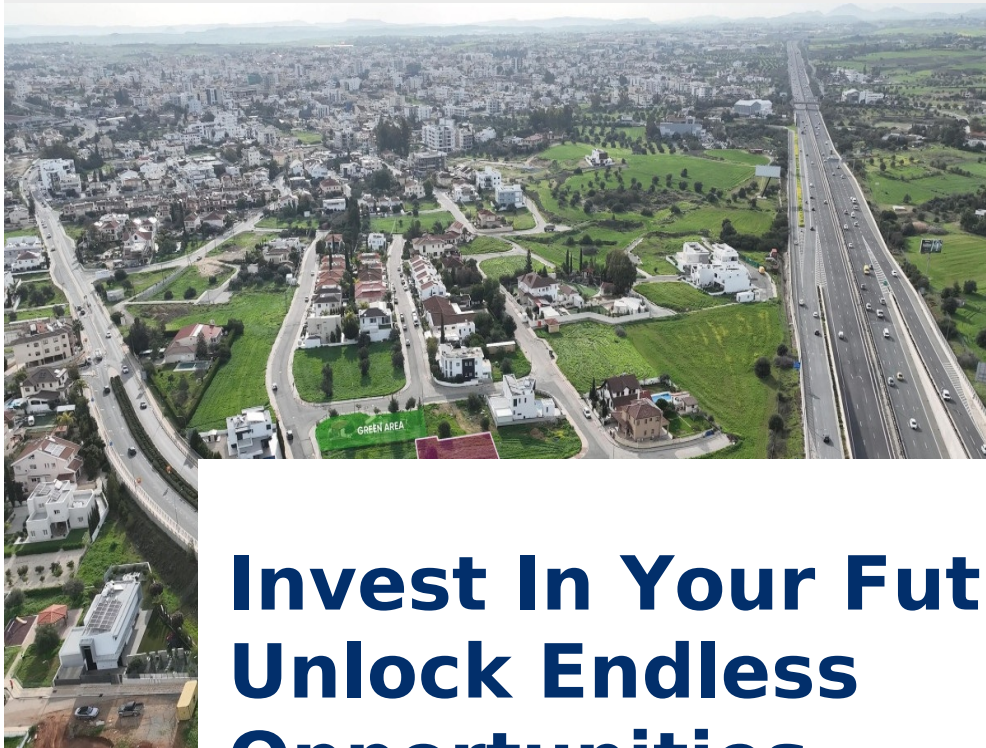
Land Area
627m²

Title Deeds
Yes



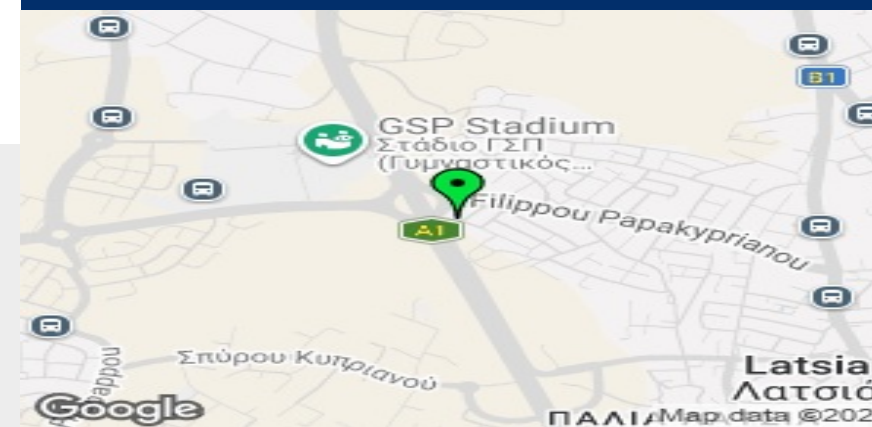
Property Details

- ☒ Water Available
- ☒ Electricity Available
- ☒ Asphalt Road
- ☐ Near Village
- ☐ Near City Centre
- ☐ Countryside view
- ☐ See view
- ☒ City view



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Location:





Get In Touch

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