

DP-CY17878/TA_1913

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

Latsia (Lakkia), Nicosia Residential Land
Price

€645,000

* Subject to VAT

Description

The property is a residential field in Latsia Municipality, Nicosia, offers a development footprint of approximately 6,136 sq.m. The property is perfectly positioned for modern residential projects, with direct access via a registered asphalt road along its eastern boundary and a frontage of 6.5 meters. Located just 850 meters from the Nicosia–Larnaca–Limassol highway, it provides excellent connectivity to the city center and major coastal routes. The land falls within Residential Zone Kα9, allowing a building coefficient of 40%, coverage of 25%, and up to two floors (10 meters) of construction, making it suitable for a medium-density development. The property is held within a Special Purpose Vehicle (SPV), meaning that acquiring the company shares incurs no transfer fees and no VAT.

MAIN FEATURES:

Coverage
-%

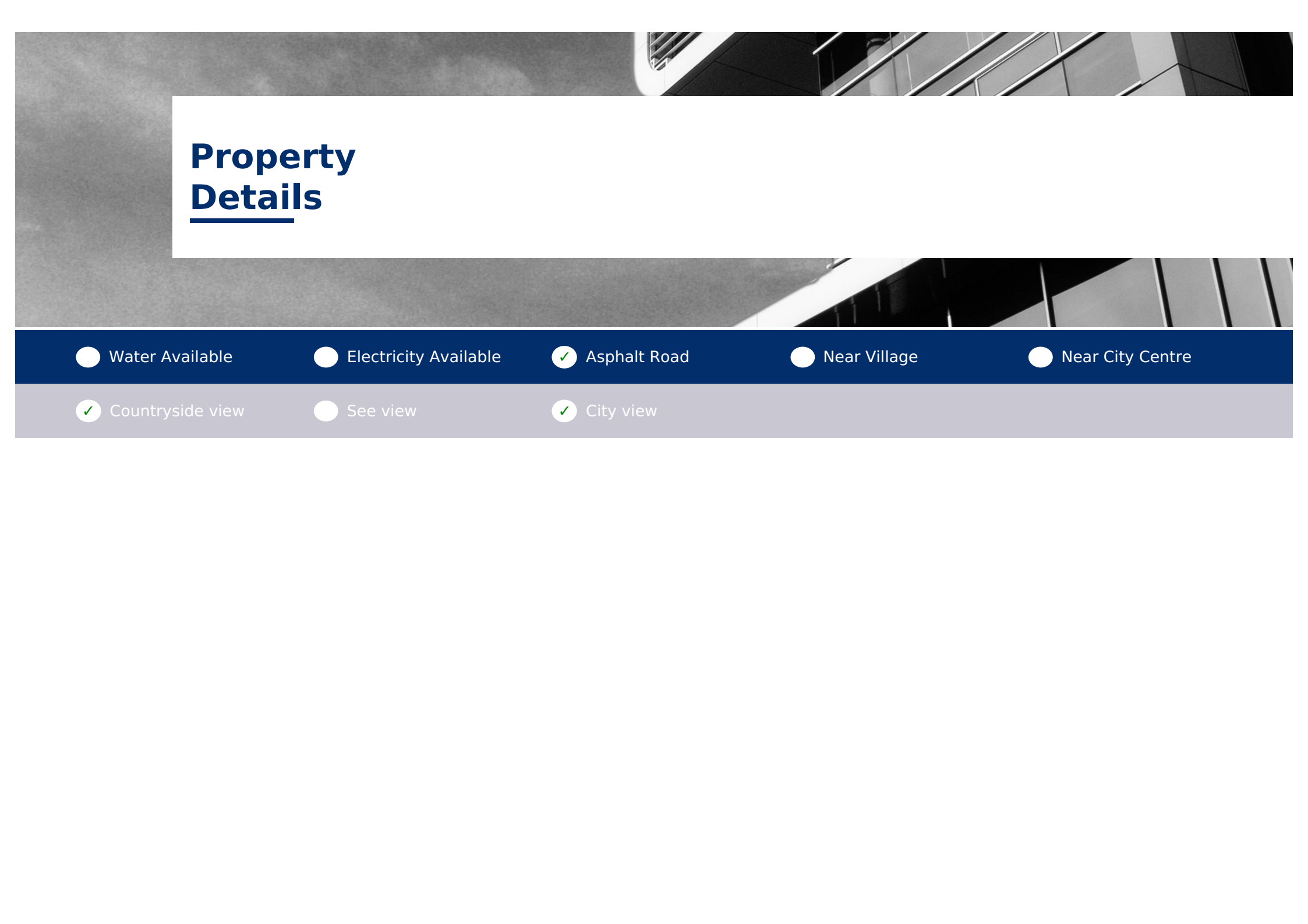
Zone
-1

Max-Height
10m

Density
40%

Land Area
6136m²

Title Deeds
Yes



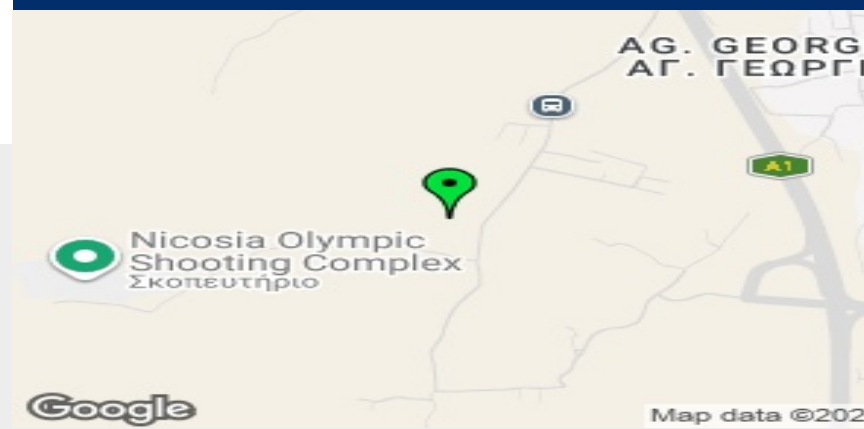
Property Details

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



**Invest In Your Future &
Unlock Endless
Opportunities**

Location:





Get In Touch

📍 27, Diagorou Str. 4th Floor, 1097 Nicosia, Cyprus

🌐 delfiproperties.com.cy

✉ info@delfiproperties.com.cy

📞 [80070008](tel:80070008)

📞 [+357 22 000093](tel:+35722000093)

Disclaimer

Delfi Properties and Delfi Real Estate, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Delfi Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.