

#65963

# Residential Plot for Sale – Agios Georgios, Latsia, Nicosia

 Latsia, Nicosia

**€245,000** +VAT



# Overview

## Specifications

Area

 1093 m<sup>2</sup>

Type

**Building Plot**

## Description

Spacious residential plot of 1,093 sqm located in the Agios Georgios area of Latsia, Nicosia.

The property is situated very close to the Sporting Club and approximately 1km east of the Nicosia–Limassol Motorway, offering excellent accessibility to Nicosia city and surrounding areas.

It benefits from dual road frontage — approximately 40 meters along its southern border and 20 meters along its eastern border.

The surrounding area consists mainly of residential developments, while all essential utilities (water, electricity, and telecommunications) are available in the vicinity.

Planning Zone: Ka8 (Residential)

Building Density: 60%

Coverage Ratio: 35%

Maximum Floors: 2

Maximum Height: 10m

Frontage: 40 m + 20 m

Price is subject to VAT.



ΠΡΟΣΟΧΗ/ATTENTION

Πληροφορίες όπως τιμές ακινήτων και/ή διαθεσιμότητα ακινήτων που επισυνάπτονται στην ιστοσελίδα μας δεν είναι δεσμευτικές και δίνεται να

# Additional information

## Features

Easy access to highway

Easy access to main roads

Near amenities

Near bus route

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka8	35%	60%	10 m	2	-



ΠΡΟΣΟΧΗ/ATTENTION

Πληροφορίες όπως τιμές ακινήτων και/ή διαθεσιμότητα ακινήτων που επισυνάπτονται στην ιστοσελίδα μας δεν είναι δεσμευτικές και δίνεται να