

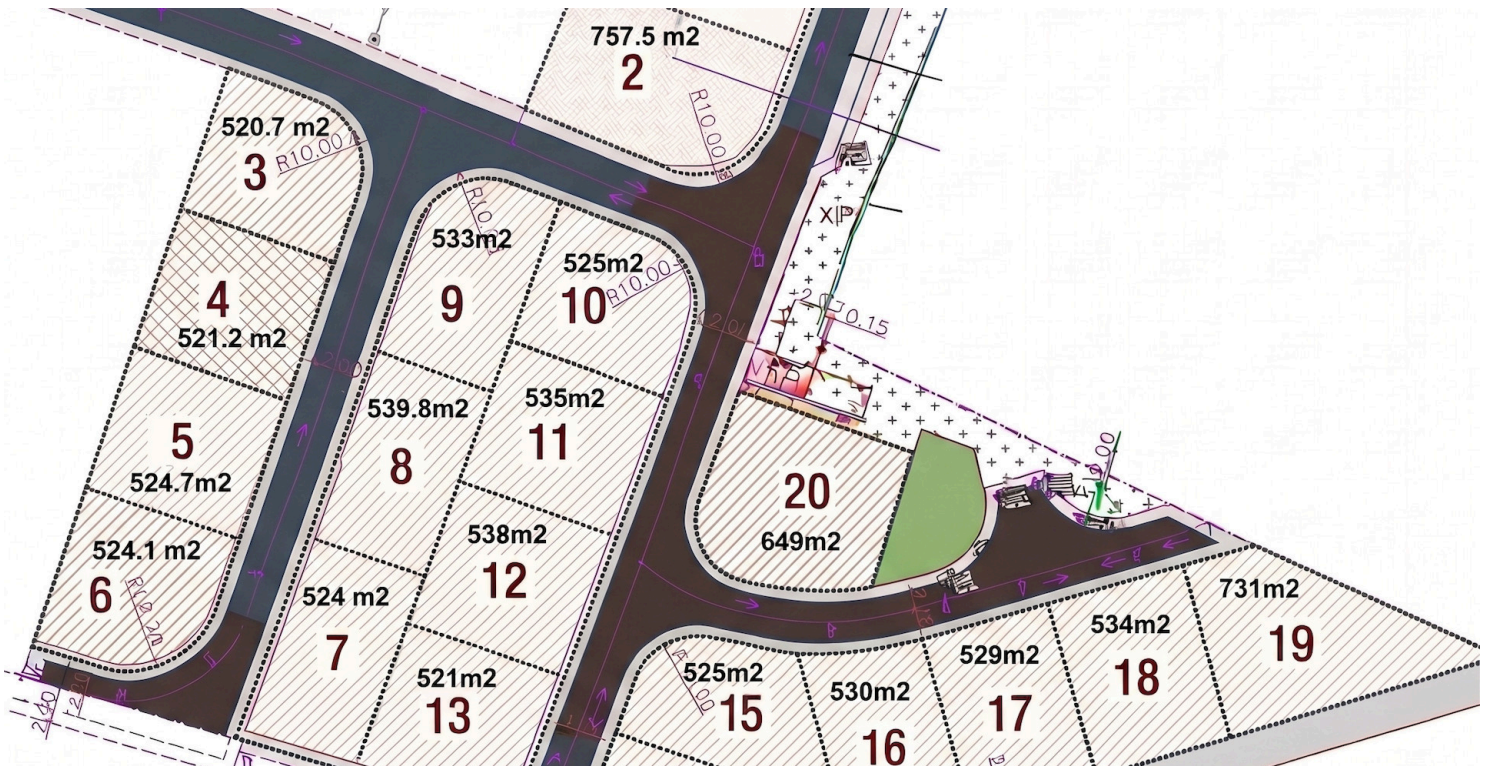
#67886

# Prime Residential Plot in GSP Area, Latsia

Latsia, Nicosia

€235,000 +VAT





ΠΡΟΣΟΧΗ/ATTENTION

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

# Overview

## Specifications

Area

 521 m<sup>2</sup>

|      |                      |            |            |
|------|----------------------|------------|------------|
| Type | <b>Building Plot</b> | Title deed | <b>Yes</b> |
|------|----------------------|------------|------------|

## Description

Prime Residential Plot No. 4 – 521 m<sup>2</sup> (Under Division) in GSP Area, Latsia.

Located in a highly residential area near GSP Stadium in the Latsia municipality.

This is a prime opportunity for both developers and private buyers.

Plot Area: 521 m<sup>2</sup>.

Status: Under Division.

Location: GSP Area, Latsia Municipality.

Planning Zone: Kα7 (Residential).

Building Density: 80%.

Coverage Factor: 45%.

Frontage: 21.69 meters, offering excellent street presence and design flexibility.

Topography: Regular shape and flat surface, ensuring ease of construction.

Development Flexibility: The generous frontage and area make this plot ideal for a small residential building, a single luxury residence, or a two-house development.

Enjoys easy access to the highway and all essential local amenities, perfect for modern living.

An excellent choice for families or developers looking to build a high-quality home in one of Latsia's most popular areas.



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# Additional information

## Features

Easy access to highway

Own water supply

## Planning zones

| Zone | Cover factor | Build factor | Max height | Max floors | Affected percentage |
|------|--------------|--------------|------------|------------|---------------------|
| Ka7  | 45%          | 80%          | 10 m       | 2          | -                   |



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