#74284

# Commercial / Residential Plot of 372 sq.m. in Zone Eb5

Latsia, Nicosia

**€260,000**



# Overview

## Specifications

Area

372 $m^2$

| | |
|---|---|
| Type | **Building Plot** |

## Description

For sale Commercial / Residential Plot of 372 sq.m. in Zone Eb5, situated in Latsia, Archangelos Michael within the commercial planning zone Eb5 offers strong versatility and development potential for commercial, residential, or mixed-use projects—such as ground-floor retail/showroom space with offices or apartments on the upper levels.

Location: Archangelos Michael Parish, Latsia, Nicosia

Plot Area: 372 sq.m.
Planning Zone: Eb5 (Commercial – 99%)
Building Density: 120% (Max buildable area: ~446.4 sq.m.)
Coverage Ratio: 50% (Max ground footprint: ~186 sq.m.)
Maximum Floors: 3
Maximum Height: 13.50 meters

Key Highlights:

High 120% building density ideal for a 3-storey commercial building, modern offices, or residential apartments.

Convenient access to main commercial avenues, local amenities, and the Nicosia–Limassol highway.

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 main roads

Investment opportunity

Near amenities

Quiet area

## Planning zones

| Zone | Cover factor | Build factor | Max height | Max floors | Affected percentage |
|---|---|---|---|---|---|
| EB5 | 50% | 120% | 13.5 m | 3 | - |

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