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Real estate

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Residential Development Land in Latsia, Nicosia

€ 480,000

Latsia, Nicosia

TYPE	AREA	BUILD FACTOR	SITE COVERAGE
Residential Field	**6,136 m²**	**40%**	**25%**

PLANNING ZONE	REFERENCE
Kα9	**NIC-APT-2026-00015**

All offers must exceed the Reserve Price.” This expansive residential field offers a significant development footprint of approximately 6,136 sq.m. in the high-growth Latsia Municipality of Nicosia. Perfectly positioned for development, the property offers easy access via a registered asphalt road along its eastern boundary, featuring a 6.5m frontage. The property is perfectly situated for modern living, located just 850m from the Nicosia–Larnaca–Limassol highway. This provides unparalleled access to the capital’s city center and the island’s primary coastal routes. The field features a 6.5m frontage onto a registered asphalt road along its eastern boundary, ensuring immediate access for development. Development Specifications Falling within the Residential Zone Kα9, the land is ideal for a medium-density project: • Building Coefficient: 40% • Coverage: 25% • Construction Height: 2 Floors (10m) The property is held within a Special Purpose Vehicle (SPV). Acquiring the company shares results in no Transfer Fees and no VAT being applicable to the transaction.

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