

#1205



## Prime Residential plot in Latsia, Nicosia

**€185,000 +VAT**

Latsia, Nicosia

Situated in the highly regarded Agios Georgios Quarter of Latsia Municipality, this 627 sq. m. residential plot offers a premium development opportunity in Nicosia District.

The property stands out for its privileged corner position, which significantly upgrades its architectural flexibility and provides superior visibility for a landmark residence.

Characterized by a level topography, the plot further benefits from its direct adjacency to a serene green area along the eastern boundary, ensuring a private and tranquil living environment.

### Key Features:

- Area: 627 sq. m.
- Location: Situated approximately 500m southeast of the G.S.P. Stadium.
- Topography: Even, flat surface with a versatile corner configuration.
- Access: Features a substantial combined frontage of approximately 45m along registered public roads.
- Setting: Enhanced by its position next to a designated public green zone.

### Area

**627 m<sup>2</sup>**



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