

#7891



## Special Zone (EX2) plot, located in Agios Georgios, Latsia, Nicosia

€150,000 +VAT

The special zone residential plot extends to approx. 538 sq.m. and is located in the Saint Georgios quarter of Latsia Municipality, within the Nicosia District. The property is square in shape and features a flat surface, making it suitable for development. Access to the plot is via a registered public road along its southern boundary, offering a road frontage of approx. 24 metres. Notably, the property benefits from direct adjacency to a public green area along both its northeastern and eastern boundaries. The plot benefits from a convenient location, situated approximately 180 metres east of the Nicosia–Limassol/Larnaca highway and approximately 350 metres west of Evagora Pallikaridi Avenue, ensuring easy accessibility while maintaining a residential setting. The property falls within the Special Use Planning Zone EX2, allowing for a building density of 80% and coverage of 45%, 2 floors (10m). This zoning permits

Area

**538 m<sup>2</sup>**



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