Residential land in Latsia, Nicosia

FOR SALE - € 325,000 EUR



https://www.mayfaircyprus.net/p/260603

Prop No.	**260603**
City:	**Nicosia**
Area:	**Latsia**
Plot:	**1099 m^2**
Coverage factor:	**50 %**
Building factor:	**90 %**
Property Type:	**Residential Plot**
Condition:	**Resale**

The property consists of unutilised building density (land), part of the residential complex known as “Carisa Latsia Homes”. The complex is located in the Agios Georgios area of Latsia Municipality. It lies approximately 230m from GSP Stadium and 180m from Nicosia–Limassol highway.

The total land area is 1,099 sqm.

The unutilised building density corresponds to maisonettes no. 4, 9, 10, and 11, which comprise part of the residential complex.

Each maisonette is designed to include an open-plan kitchen and living room on the ground floor, and four bedrooms (including three en-suite) on the first floor.

The properties have the following areas:
• House 4: Internal area 185 sqm, covered verandas 8 sqm, uncovered verandas 37 sqm in a land area of 284 sqm
• House 9: Internal area 185 sqm, covered verandas 25 sqm, uncovered verandas 37 sqm in a land area of 278 sqm
• House 10: Internal area 188 sqm, covered verandas 5 sqm, uncovered verandas 37 sqm in a land area of 268 sqm
• House 11: Internal area 188 sqm, covered verandas 5 sqm, uncovered verandas 37 sqm in a land area of 267 sqm

The property has not a separate title deed. Sale to be achieved through a Sales and Purchase agreement.

There is a distribution agreement in place.

Property features

Corner of 1 Arch Makariou III & Gr Afxentiou Ave.
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