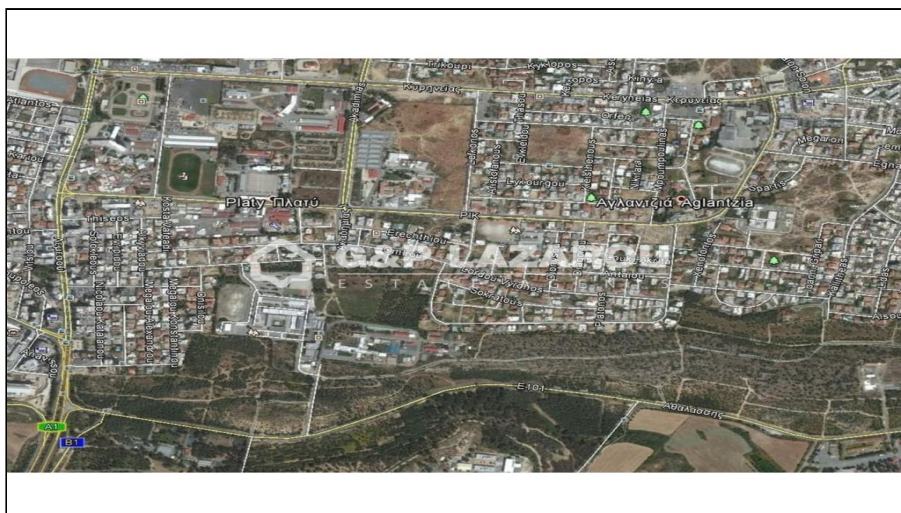




For Sale, Land, Plot, Nicosia, Aglantzia, 555m²

For Sale : € 355,000

Description

Build the foundation of your future with this exceptional under-division residential plot located in the prestigious Platy area of Aglantzia. This property is where your vision takes shape, offering a serene and high-value environment for those who prioritize privacy, space, and a refined quality of life. Positioned in one of Nicosia's most elite and quiet residential enclaves, known for its upscale character and proximity to the city's largest green spaces, this site provides a rare opportunity to create a private sanctuary and a custom-designed family home in a neighborhood that consistently maintains its premium status.

Family Living and Long-term Investment

Falling within the Kα6 residential zone, this asset is a prime choice for those focusing on family living and long-term investment. With a building density of 90% and a coverage factor of 50%, the land emphasizes a balanced living environment that allows for custom homes with generous proportions and ample outdoor space. These specifications allow for the construction of an elegant residence across 2 floors with a maximum height of 10 metres, ensuring a low-density atmosphere that preserves the peaceful and high-end character of the Platy neighborhood. Investing in a plot with such favorable factors in a well-established and coveted area ensures that your project remains a secure and solid asset for 3 decades of experience.

Description: Under-division residential plot in Platy Aglantzias. It falls within planning zone Kα6 and allows a maximum building density of 90% and a land coverage of 50%. Subject to VAT. The property is situated in a high-demand residential pocket of Platy, offering a peaceful living environment with immediate access to major urban arteries and essential city services.

Building Density: 90%

Cover Factor: 50%

Town Planning Zone: Kα6 (Residential)

Proximity Landmarks: Located near the Franco-Cypriot School and the Athalassa National Forest Park.

Strategic Location and Community Amenities

The true value of this property is rooted in its strategic location, bridging the gap between quiet residential life and essential urban services. This ensures that your project remains highly accessible, providing a competitive edge for future resale or long-term residency.

Plots of land for sale in Aglantzia: A significant opportunity to secure a high-quality residential plot in the prestigious Platy sector. Cyprus real estate investment: A top-tier asset perfect for those seeking capital appreciation and a high-quality lifestyle near key landmarks.

Franco-Cypriot School: Situated just 3 minutes away, making it a prime location for families seeking proximity to elite educational institutions.

Athalassa National Forest Park: Reachable in just 4 minutes, offering immediate access to Nicosia's largest green lung for recreation and wellness.

Kyrenia Avenue: Located within a 2-minute drive, providing seamless access to high-end cafes, pharmacies, and retail boutiques.

Mall of Cyprus: Positioned only 5 minutes away, offering effortless access to premier shopping and dining at the Entrance of Nicosia.

Nicosia City Center: A short 8-minute drive ensures your home stays perfectly connected to the capital's central business heart.

If you are looking for G&P Lazarou trusted properties that provide both prestige and the perfect setting for a custom home project, this Platy site is a remarkable opportunity. Residential plots in such a coveted and peaceful location move quickly once on the market.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discover how this property can serve as the foundation of your future. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for 3 decades of experience, committed to helping you find the perfect ground for your success.

Details

Property Type: **Land**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **555m²**



Gallery

