

For Sale, Land, Plot, Nicosia, Aglantzia, 511m²

For Sale : **€ 300,000**

Description
Build the foundation of your future with this exceptional residential plot located in a highly sought-after and central part of Aglantzia. This property is where your vision takes shape, offering a balanced environment for those who prioritize a blend of "Small Development" and "High-Value Living." Situated in a well-established neighborhood known for its proximity to essential urban hubs and academic institutions, this site provides a rare opportunity to create a modern custom residence or a boutique multi-unit project in one of Nicosia's most stable and high-demand suburban markets.

High-Yield Development and Strategic Acquisition

Falling within the Kα4 residential zone, this asset is a prime choice for those looking to balance versatility with significant yield potential. With a building density of 120% and a coverage factor of 50%, the land offers ample potential for a sophisticated residential project. These specifications allow for a robust architectural design of up to 3 floors and 13.5 metres in height, maximizing floor space while maintaining the high quality of life associated with the Aglantzia district. Whether you are planning a modern apartment complex or a bespoke family residence, this plot ensures your investment remains a secure and solid asset for 3 decades of experience.

Description: Residential plot for sale in Aglantzia. The property falls within the Residential Planning Zone Kα4 with a building density coefficient of 120% and a coverage coefficient of 50%, maximum floors 3 and 13.5 metres height. The property offers excellent accessibility and is situated in a high-demand residential pocket near essential city services and popular academic centers.
Building Density: 120%
Cover Factor: 50%
Town Planning Zone: Residential (Kα4)
Proximity Landmarks: Located near the University of Cyprus and the Filoxenia Conference Centre.

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 rental yield or long-term residency.

Plots of land for sale in Aglantzia: A significant opportunity to secure a high-density residential plot in a premium district.
Cyprus real estate investment: A top-tier asset perfect for those seeking capital appreciation and a high-quality lifestyle near key institutions.
University of Cyprus: Situated just 3 minutes away, making it a prime location for academic professionals and high-demand housing.
Filoxenia Conference Centre: Reachable in just 4 minutes, highlighting the strategic and central nature of the immediate neighborhood.
Athalassa National Forest Park: Located within a 5-minute drive, offering access to Nicosia's largest green lung for recreation and wellness.
Mall of Cyprus: Positioned only 8 minutes away, providing seamless access to major retail, dining, and entertainment centers.
Nicosia City Center: A short 10-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 project, this Aglantzia site is a remarkable opportunity. Residential plots with 120% density in such a coveted 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: **511m²**

Gallery

