



For Sale, Land, Plot, Nicosia, Aglantzia, 948m²

For Sale : € 550,000

Description

Build The Foundation Of Your Future With This Exceptional Residential Plot Located In An Attractive And Strategically Central Area 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 Traditional Residential Zone Known For Its Dense Character And Excellent Proximity To Essential Urban Hubs, This Site Provides A Rare Opportunity To Create A Modern Two-Storey Project Or A Bespoke Professional Residence In One Of Nicosia's Most Stable Suburban Markets.

Small Development And High-Value Living

Falling Within The Πα9 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 High Coverage Factor Of 70%, The Land Offers Exceptional Potential For Development, Allowing For A Larger Building Footprint On The Ground. These Specifications Are Ideal For Constructing A Traditional Yet Modern Residential Project Of Up To 2 Floors With A Maximum Height Of 7 To 10 Metres, Maximizing Internal Floor Space While Maintaining The Unique Urban Character Associated With The Aglantzia Area. Whether You Are Planning A Boutique Residential Building Or A Strategic Investment, This Plot Ensures Your Investment Remains A Secure And Solid Asset For 3 Decades Of Experience.

Description Residential plot in Aglantzia. The property falls within the Residential Planning Zone Πα9, offering generous building allowances and high coverage potential. The site is situated in a high-demand pocket near essential city services, universities, and major road networks, making it ideal for immediate development.

Building Density 120%

Cover Factor 70%

Town Planning Zone Πα9 (Residential)

Proximity Landmarks Located Near The Aglantzia Municipal Hall And The University Of Cyprus.

Strategic Location And Community Amenities

The True Value Of This Property Is Rooted In Its Strategic Location, Bridging The Gap Between Traditional 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 Urban District. Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Those Seeking Capital Appreciation And A High-Quality Lifestyle Near Key Institutions.

Aglantzia Municipal Hall: Situated Just 1 Minute Away, Highlighting The Central And Administrative Heart Of The Neighborhood.

University Of Cyprus: Reachable In Just 3 Minutes, Making It A Prime Location For Academic Professionals And High-Demand Housing.

Skali Aglantzias Cultural Centre: Located Within A 4-Minute Drive, Highlighting The Cultural And Residential Appeal Of The Immediate Area.

Mall Of Cyprus: Positioned Only 6 Minutes Away, Providing Seamless Access To Major Retail, Dining, And Entertainment Centers.

Nicosia City Center: A Short 8-Minute Drive Ensures Your Development 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 And High-Coverage Zone 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: **948m²**



Gallery

