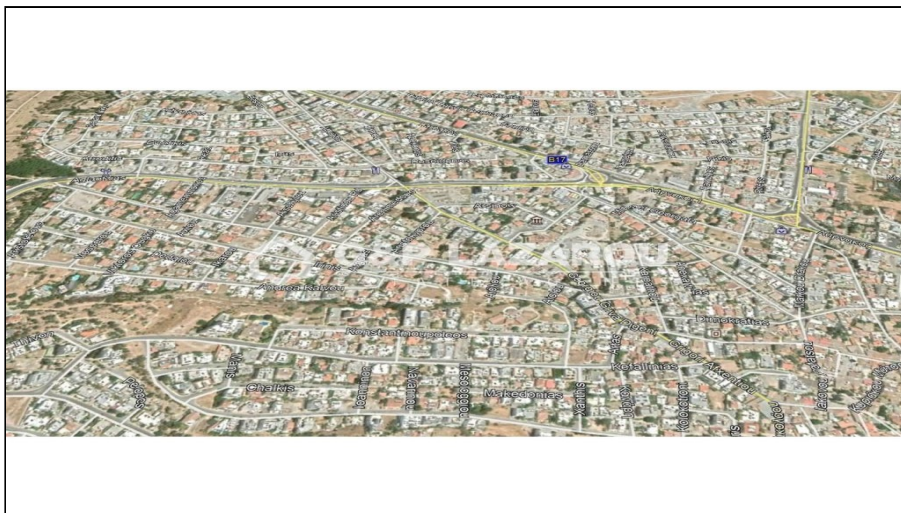




For Sale, Land, Plot, Nicosia, Aglantzia, 651m²

For Sale : € 600,000

Description

Creating The Masterpiece Of Your Future Within This High-Yield Residential Plot Situated In A Prominent Sector Of Aglantzia. This Property Is Where Your Vision Takes Shape, Offering A Strategic Environment For Those Who Prioritize Vertical Potential And High-Value Living. Located In A Prime Area Characterized By Modern Developments And Excellent Connectivity, This Site Provides A Rare Opportunity To Create A Sophisticated Apartment Complex Or A Landmark Multi-Unit Project In A Neighborhood That Consistently Commands High Demand.

High-Yield Development And Strategic Acquisition

Falling Within The Kα4 Residential Zone, This Asset Is A Top-Tier Choice For Strategic Acquisition And High-Yield Development. With An Impressive Building Density Of 120% And A Coverage Factor Of 50%, The Land Offers Exceptional Potential For A Substantial Residential Project. These Specifications Allow For A Robust Architectural Design Of Up To 3 Floors With A Maximum Height Of 13.5 Metres, Maximizing Internal Floor Space While Maintaining The Professional Standards Associated With The Aglantzia Area. Investing In A Plot With Such Significant Development Factors Ensures That Your Project Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description Residential plot in Aglantzia. The property falls within the Residential Planning Zone Kα4, offering generous building allowances and high-yield potential. The site is situated in a high-demand pocket near essential city services and major academic hubs, making it ideal for immediate development.

Building Density 120%

Cover Factor 50%

Town Planning Zone Residential Zone Kα4

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 Modern 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 3-Minute Drive, Highlighting The Cultural And Residential Appeal Of The Immediate Area.

Mall Of Cyprus: Positioned Only 7 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 High-Yield Project, This Aglantzia Site Is A Remarkable Opportunity. Residential Plots With 120% Density In Such A Strategic 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 Cornerstones Of Your Success. G & P Lazarou Estate Agents Has Been A Leader In The Cyprus Property Market For Over 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: **651m²**



Gallery

