



For Sale, Land, Plot, Nicosia, Aglantzia, 950m²

For Sale : € 290,000

Description

Build the foundation of your future with this premier commercial plot spanning 950 sqm in the highly strategic and vibrant Aglantzia area of Nicosia. This property is where your vision takes shape, offering a high-yield environment for those who prioritize landmark urban presence and superior development potential. Positioned in a thriving commercial hub known for its exceptional accessibility and prestige, this expansive site provides the perfect starting point for a flagship office complex or a high-end mixed-use development designed to meet the sophisticated needs of the capital's business sector.

High-Yield Development and Strategic Acquisition

Falling within the Eß3 commercial zone, this asset is a top-tier choice for high-yield development and strategic investment. With an impressive building density coefficient of 160% and a coverage factor of 50%, the land offers exceptional potential for a substantial vertical project. These planning parameters allow for the construction of a landmark building of up to 6 floors with a maximum height of 24 metres, providing developers with the scale needed to maximize return on investment through contemporary workspace environments or premium retail spaces. Securing a plot of this size with such superior building factors ensures that your development remains a high-value asset for 3 decades of experience.

Description: For Sale, Land, Plot, Nicosia, Aglantzia, 950m². This prime commercial plot in Aglantzia offers an outstanding opportunity for a landmark city project. The property falls within the Commercial Planning Zone Eß3 with a building density of 160% and a coverage factor of 50%. The site's generous area and high density allow for the development of a six-storey commercial or mixed-use building, benefiting from excellent visibility and immediate proximity to major transportation links and essential urban infrastructure.

Building Density: 160%

Cover Factor: 50%

Town Planning Zone: Eß3

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 the city's commercial pulse and essential urban services. This ensures that your project remains highly accessible, providing a competitive edge for future rental yield or resale potential.

Plots of land for sale in Aglantzia: A significant opportunity to secure a high-density commercial site in a premier business district.

Cyprus real estate investment: A top-tier asset perfect for those seeking high ROI and flagship commercial development potential.

University of Cyprus: Situated just 3 minutes away, ensuring high traffic and a constant demand for professional, academic, and administrative services.

Filoxenia Conference Centre: Reachable in just 4 minutes, highlighting the strategic and central nature of the immediate neighborhood.

Larnakos Avenue: Located within a 2-minute drive, providing seamless access to one of the city's most vibrant commercial corridors.

Athalassa National Forest Park: Positioned only 5 minutes away, offering immediate access to the capital's largest green lung.

Nicosia City Center: A short 8-minute drive ensures your development stays perfectly connected to the capital's financial and administrative heart.

If you are looking for G&P Lazarou trusted properties that provide both prestige and the perfect setting for a high-yield commercial project, this 950 sqm site is a remarkable opportunity. Commercial plots with 160% 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: **Commercial**

Area

Plot Area: **950m²**



Gallery

