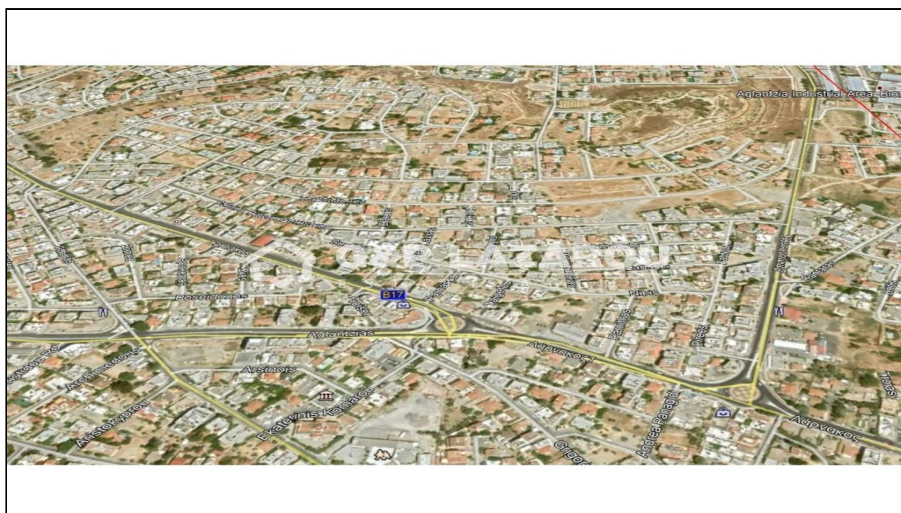




For Sale, Land, Plot, Nicosia, Aglantzia, 1,200m²

For Sale : **€ 1,300,000**

Description

Establishing The Cornerstones Of Your Success With This Highly Versatile And Substantial Plot Of 1,200 Sqm Positioned In A High-Growth Sector Of Aglantzia. This Property Is Where Your Vision Takes Shape, Offering A High-Yield Environment For Those Who Prioritize Strategic Urban Presence And Maximum Roi. Located At The Nexus Of Major Professional Arteries And Vibrant Residential Hubs, This Site Provides A Unique Opportunity To Develop A High-Density Apartment Complex, Contemporary Offices, Or A Prestigious Mixed-Use Project In A Neighborhood That Consistently Commands High Interest From Developers.

High-Yield Development And Strategic Acquisition

Falling Within The Combined Eß3 Commercial And Kα4 Residential Planning Zones, This Asset Is A Top-Tier Choice For Strategic Acquisition And High-Yield Development. With An Exceptional Building Density Of 160% And A Coverage Factor Of 50%, The Land Offers Unmatched Potential For Vertical Expansion. These Specifications Allow For A Robust Architectural Design Of Up To 6 Floors With A Maximum Height Of 24 Metres, Making It Perfectly Suited For A Landmark Multi-Level Residential Project Or A Professional Office Building. Investing In A Plot With Such Significant Land Area And Favorable Factors Ensures That Your Project Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description For Sale, Land, Plot, Nicosia, Aglantzia, 1,200m². The property offers a massive land footprint with high building density, making it a prime candidate for high-yield residential or mixed-use development. Situated in a high-demand pocket, it provides immediate access to essential city services, major academic institutions, and central Nicosia's primary transportation corridors.

Building Density 160%

Cover Factor 50%

Town Planning Zone Residential (Eß3 + Kα4)

Proximity Landmarks Located Near The Aglantzia Municipal Hall And The Skali Aglantzias Cultural 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 Professional Pulse And Major Academic Hubs. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Corporate Tenants Or Residential Occupants.

Plots Of Land For Sale In Aglantzia: A Significant Opportunity To Secure An Expansive, High-Density Development Site In A Thriving Urban District.

Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Those Seeking Capital Appreciation And High ROI In One Of Nicosia's Prime Expansion Zones.

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 Professional Offices, Research Centers, And Student-Facing Developments.

Larnakos Avenue: Located Within A 2-Minute Drive, Providing Seamless Access To One Of Nicosia's Busiest Commercial Arteries.

Mall Of Cyprus: Positioned Only 7 Minutes Away, Providing Effortless Access To Major Retail, Dining, And International Brands.

Nicosia City Center: A Short 8-Minute Drive Ensures Your Development Stays Perfectly Connected To The Capital's Central Financial District.

If You Are Looking For G&P Lazarou Trusted Properties That Provide Both Scale And The Perfect Setting For A High-Yield Project, This Aglantzia Site Is A Remarkable Opportunity. Large Plots With 160% 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 Starting Point For Your Legacy. 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: **1,200m²**



Gallery

