



For Sale, Land, Plot, Nicosia, Aglantzia, 1,157m²

For Sale : **€ 1,092,000**

Description

Establishing The Groundwork Of Your Ambitions With This Substantial Residential Plot Spanning 1,157 Sqm In One Of Aglantzia's Most Promising Residential Districts. This Property Is Where Your Vision Takes Shape, Offering A Serene And High-Value Environment For Those Who Prioritize Privacy, Space, And Building A Custom Home. Located In A Well-Established Area Known For Its Stability And Superior Accessibility, This Expansive Site Provides A Rare Opportunity To Create A Private Family Sanctuary Or A Sophisticated Development Project In A Neighborhood Characterized By Long-Term Appeal.

Family Living And Long-Term Investment

Falling Entirely Within The Kα6 Residential Zone, This Asset Is A Prime Choice For Those Focusing On Family Living And Long-Term Investment. With A Building Density Of 90% And A Coverage Factor Of 50%, The Land Emphasizes A Balanced Living Environment That Allows For Custom Homes With Generous Proportions And Ample Outdoor Space. These Specifications Allow For The Construction Of An Elegant Residence Or A Pair Of Semi-Detached Houses Across 2 Floors With A Maximum Height Of 10 Metres, Ensuring A Low-Density Atmosphere That Preserves The Suburban Character Of The Neighborhood. Investing In A Plot With Such Significant Land Area And Favorable Factors In This Strategic Location Ensures That Your Project Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description For Sale, Land, Plot, Nicosia, Aglantzia, 1,157m². The property offers a generous land area and level topography, making it ideal for the development of a large family home or a private residential complex. Situated in a high-demand pocket, it provides a peaceful living environment with immediate access to essential city services and the university district.

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential Zone Kα6

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

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 Resale Or Long-Term Residency.

Plots Of Land For Sale In Aglantzia: A Significant Opportunity To Secure A Large Residential Plot In A Premium Family-Oriented District.

Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Those Seeking Capital Appreciation And A High-Quality Lifestyle Near Key Landmarks.

University Of Cyprus: Situated Just 3 Minutes Away, Highlighting The Central And Academic Heart Of This Residential Zone.

Aglantzia Municipal Hall: Reachable In Just 2 Minutes, Providing Effortless Access To Local Services And The Core Of The Community.

Akadimias National Forest Park: Located Within A 4-Minute Drive, Offering Immediate Access To Beautiful Green Spaces For Recreation And Wellness.

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

Nicosia City Center: A Short 8-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 Home Project, This Aglantzia Site Is A Remarkable Opportunity. Residential Plots Of This Size With 90% 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: **1,157m²**



Gallery

