



For Sale, Land, Plot, Nicosia, Aglantzia, 680m²

For Sale : **€ 375,000**

Description

Build the foundation of your future with this premier corner residential plot located in a high-demand sector of Aglantzia. This property is where your vision takes shape, offering a high-yield environment for those who prioritize strategic urban presence and a sophisticated architectural footprint. Positioned as a prominent corner asset in a vibrant residential area, this site provides the perfect starting point for a landmark apartment complex designed to meet the elite standards of the capital's modern urban community.

High-Yield Development and Strategic Acquisition

Falling within the Kα3 residential zone, this asset is a top-tier choice for high-yield development and strategic investment. With an impressive building density of 140% and a coverage factor of 50%, the land offers exceptional potential for a substantial vertical project. These specifications allow for a robust architectural design of up to 4 floors with a maximum height of 17 metres, allowing developers to maximize return on investment through contemporary apartment units. Securing a corner plot with such superior building factors in a prime residential artery ensures that your development remains a high-value asset for 3 decades of experience.

Description: Corner residential plot in Aglantzia, suitable for the development of a 4-storey building. The property benefits from its corner position, offering enhanced visibility, additional natural light for all units, and flexible architectural design options. It is situated in a high-demand area with immediate proximity to major transportation links and essential city services.

Building Density: 140%

Cover Factor: 50%

Town Planning Zone: Ka3 (Residential)

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 essential urban services and the city's residential pulse. 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 corner residential site for vertical development. Cyprus real estate investment: A top-tier asset perfect for those seeking high ROI and flagship residential apartment potential.

University of Cyprus: Situated just 4 minutes away, ensuring high demand for modern rental accommodation from the academic community.

Filoxenia Conference Centre: Reachable in just 3 minutes, highlighting the central and prestigious nature of the immediate neighborhood.

Athalassa National Forest Park: Located within a 5-minute drive, offering residents immediate access to the capital's largest green lung for recreation.

Mall of Cyprus: Positioned only 7 minutes away, providing seamless access to Nicosia's major retail and entertainment hub.

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 residential project, this Aglantzia corner site is a remarkable opportunity. Residential plots with 140% 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: **Residential**

Area

Plot Area: **680m²**



Gallery

