



For Sale, Land, Plot, Nicosia, Aglantzia, 846m²

For Sale : **€ 790,000**

Description

Establishing Success From The Ground Up With This Premier Commercial Plot Located In A High-Visibility 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. Situated In A Prime Professional Area Characterized By Growth And Modern Infrastructure, This Site Provides A Rare Opportunity To Develop A Landmark Commercial Complex Or A State-Of-The-Art Professional Hub In A Neighborhood That Consistently Commands High Demand.

High-Yield Development And Strategic Acquisition

Falling Within The Eβ4 Commercial Zone, This Asset Is A Top-Tier Choice For Strategic Acquisition And High-Yield Development. With A Substantial Building Density Of 140% And A Coverage Factor Of 50%, The Land Offers Exceptional Potential For A Vertical Project. These Specifications Allow For A Robust Architectural Design Of Up To 4 Floors, Making It Perfectly Suited For Contemporary Offices, Professional Suites, Or A Mixed-Use Business Development. 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 Commercial Plot in a prime area of Aglantzia. The plot is ideal for the development of a 4 storey building. The property falls within the Commercial Planning Zone Eβ4, offering generous building allowances and high-yield potential in a central business pocket near essential city services and major road networks.

Building Density 140%

Cover Factor 50%

Town Planning Zone Commercial Zone Eβ4

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 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 Commercial Success.

Plots Of Land For Sale In Aglantzia: A Significant Opportunity To Secure A High-Density Commercial Plot In A Thriving Professional District.

Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Those Seeking Capital Appreciation And High-Yield Development In Nicosia.

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 Research Centers, Professional Offices, And High-Demand Services.

Larnakas 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 And International Brands.

Nicosia City Center: A Short 8-Minute Drive Ensures Your Business Stays Perfectly Connected To The Capital's Central Financial 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 Commercial Site Is A Remarkable Opportunity. Commercial Plots With 140% 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: **Commercial**

Area

Plot Area: **846m²**



Gallery

