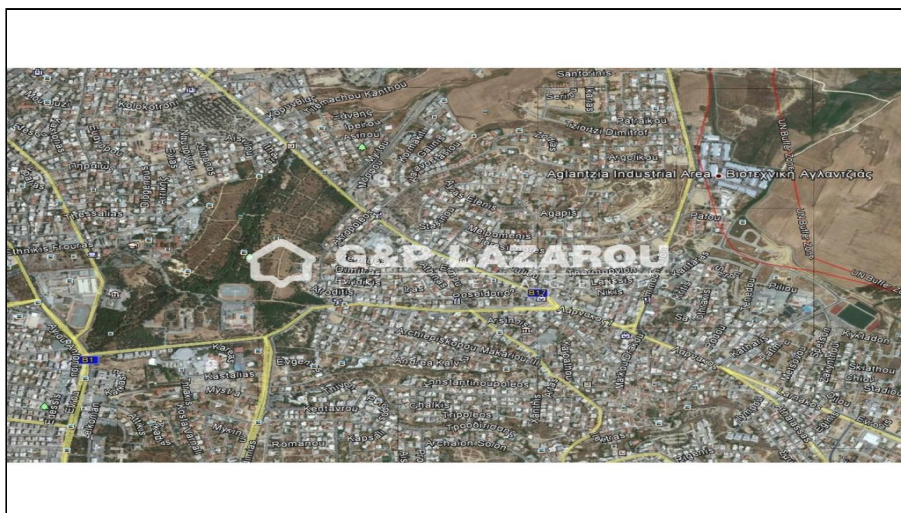




For Sale, Land, Plot, Nicosia, Aglantzia, 476m²

For Sale : **€ 520,000**

Description

Build The Foundation Of Your Future With This Exceptional Commercial Plot Situated In A High-Yield Development Hub Of Aglantzia. This Property Is Where Your Vision Takes Shape, Offering A Strategic Acquisition Opportunity For Those Who Prioritize High-Yield Development And ROI. Located In A Prime Area Characterized By High Commercial Visibility And Established Business Infrastructure, This Site Provides A Rare Opportunity To Create A State-Of-The-Art Commercial Complex Or A Multi-Use Landmark In One Of Nicosia's Most Robust Professional Districts.

High-Yield Development And Strategic Acquisition

Falling Within The EB4 Commercial Zone, This Asset Is A Top-Tier Choice For Strategic Commercial Development. 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 That Maximizes Floor Space While Maintaining The Professional High-Value Standard Associated With The Aglantzia Area. Whether You Are Planning A Modern Office Headquarters, A Retail Plaza, Or A Mixed-Use Business Development, This Plot Ensures Your Investment Remains A Secure And Solid Asset For 3 Decades Of Experience.

Description Commercial Plot In Aglantzia. Title Deed Is Available. The Property Offers A Prime Commercial Location And Excellent Development Prospects In A Central Business Pocket Near Essential City Services And Major Academic Centers.

Building Density 140%

Cover Factor 50%

Town Planning Zone Commercial (EB4)

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 Key Regional Infrastructure. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Commercial Leasing Or Corporate Residency.

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

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

Aglantzia Municipal Hall: Situated Just 1 Minute Away, Highlighting The Central And Administrative Significance Of This Commercial Site.

University Of Cyprus: Reachable In Just 3 Minutes, Making It A Prime Location For Research Centers, Professional Offices, And High-Demand Commercial Spaces.

Larnakos Avenue: Located Within A 2-Minute Drive, Providing Seamless Access To One Of Nicosia's Most Vibrant Professional And Retail Arteries.

Mall Of Cyprus: Positioned Only 6 Minutes Away, Providing Effortless Access To Premier Shopping And Major Transportation Routes.

Nicosia City Center: A Short 7-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 Commercial Project, This Aglantzia Site Is A Remarkable Opportunity. Commercial Plots With 140% Density In Such A Central 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: **476m²**



Gallery

