



For Sale, Land, Plot, Nicosia, Aglantzia, 533m²

For Sale : € 245,000

Description

Build the foundation of your future with this exceptional residential plot located in a quiet and highly desirable area of Aglantzia. This property is where your vision takes shape, offering a serene and high-value environment for those who prioritize privacy, space, and a refined quality of life. Situated in a neighborhood characterized by stable demand and established residences, this site provides a unique opportunity to create a private sanctuary and a custom-designed family home in one of Nicosia's most sought-after municipalities.

Family Living and Long-term Investment

Falling 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 a custom home with generous proportions and ample outdoor space. These specifications allow for the construction of an elegant residence across 2 floors with a maximum height of 10 metres, ensuring a low-density atmosphere that preserves the peaceful character of the neighborhood. Investing in a plot with such favorable factors in a well-established area of Aglantzia ensures that your project remains a secure and solid asset for 3 decades of experience.

Description: Residential plot in Aglantzia. The plot is ideal for the development of 1 family home. Title deed is available. The asset is situated in a high-demand residential pocket, providing a peaceful living environment with immediate access to major urban arteries and essential city services.

Building Density: 90%

Cover Factor: 50%

Town Planning Zone: Residential (Kα6)

Proximity Landmarks: Located near the Skali Aglantzias Cultural Centre and the Aglantzia Municipal Park.

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 high-quality 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.

Skali Aglantzias: Situated just 2 minutes away, providing immediate access to one of the most iconic cultural and event landmarks in the area.

Aglantzia Municipal Park: Reachable in just 3 minutes, offering a beautiful green space for family recreation and outdoor activities.

University of Cyprus: Located within a 4-minute drive, placing your home near the capital's premier academic and professional hub.

Larnakos Avenue: Positioned only 3 minutes away, offering a wide array of retail shops, cafes, and daily conveniences.

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 with 90% density in such a coveted and quiet 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: **533m²**



Gallery

