



For Sale, Land, Field, Nicosia, Aglantzia, 23,570m²

For Sale : € 300,000

Description

Build the foundation of your future with this expansive residential land located in the serene and developing area of Aglantzia. This property is where your vision takes shape, offering a high-value environment for those who prioritize privacy, space, and a refined quality of life. Situated in a peaceful neighborhood known for its suburban charm and proximity to the capital's largest green spaces, this site provides a rare opportunity to create a bespoke family sanctuary or a long-term investment project in a district that consistently maintains steady demand.

Family Living and Long-term Investment

Falling within the Ka7 residential zone, this asset is a prime choice for those focusing on family living and long-term investment. With a building density of 80% and a coverage factor of 45%, the land emphasizes a balanced living environment that allows for custom homes with generous proportions and significant outdoor area. These specifications allow for the construction of elegant residences across 2 floors with a maximum height of 10 metres, ensuring a low-density atmosphere that preserves the quiet character of the neighborhood. Investing in a plot with such favorable factors in an established municipality ensures that your project remains a secure and solid asset for 3 decades of experience.

Description: Residential land located in Aglantzia. It falls within the Ka7 residential planning zone, allowing 80% building density, 45% cover factor, 2 floors, and 10 m maximum height. Title deed available. The property offers a level surface and is situated in a high-demand residential pocket, providing a peaceful living environment with immediate access to essential city services and the natural beauty of the surrounding area.

Building Density: 80%

Cover Factor: 45%

Town Planning Zone: Residential (Ka7)

Proximity Landmarks: Located near the University of Cyprus and the Athalassa National Forest 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 near key institutions.

University of Cyprus: Situated just 4 minutes away, making it a prime location for academic professionals and those seeking proximity to elite education.

Athalassa National Forest Park: Reachable in just 6 minutes, offering immediate access to Nicosia's largest green lung for recreation and wellness.

Aglantzia Municipal Park: Located within a 5-minute drive, providing extra green space for family outings and exercise.

Mall of Cyprus: Positioned only 9 minutes away, providing seamless access to Nicosia's major retail and entertainment hub at the city entrance.

Nicosia City Center: A short 12-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 80% density in such a coveted and peaceful 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: **Field**

Town Planning Zone: **Residential**

Area

Plot Area: **23,570m²**



Gallery

