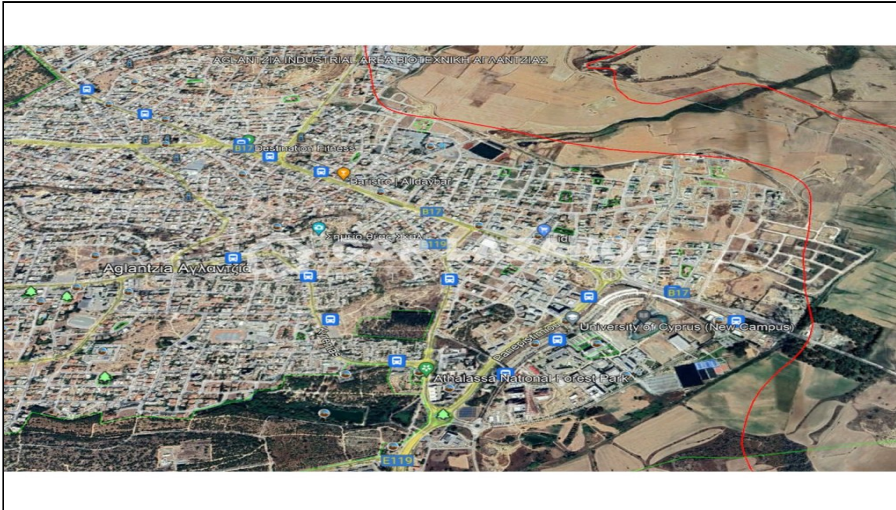




For Sale, Land, Plot, Nicosia, Aglantzia, 2,458m²

For Sale : € 1,250,000

Description

Establishing The Cornerstones Of Your Success With This Substantial Development Land Opportunity Comprising Two Adjacent Plots Spanning A Total Of 2,458 Sqm In The Heart Of Aglantzia. This Property Is Where Your Vision Takes Shape, Offering A High-Yield Environment For Those Who Prioritize Strategic Urban Acquisition And Large-Scale Development. Located In A High-Demand Sector Known For Its Proximity To The Capital's Major Academic And Cultural Hubs, This Site Provides A Rare Opportunity To Create A Landmark Residential Complex, Luxury Apartments, Or Specialized Student Housing In A Neighborhood Characterized By Constant Growth And Modern Connectivity.

High-Yield Development And Strategic Acquisition

Falling Within The Πα9 Residential Zone, This Asset Is A Top-Tier Choice For Developers Focused On High-Yield Development And Strategic Acquisition. With An Exceptional Building Density Of 120% And A High Coverage Factor Of 70%, The Land Offers Unmatched Potential For Maximizing Internal Floor Space And Vertical Design. These Specifications Allow For A Robust Architectural Project Of Up To 2 Floors With A Maximum Height Of 7 Metres, Providing A Unique Blend Of High-Density Capacity Within A Traditional Yet Modern Residential Context. Whether You Envision A Prestigious Multi-Unit Project Or A Dedicated Academic Housing Development, This Asset Ensures Your Investment Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description Two adjacent residential plots within Aglantzia Municipality, near Larnakos Avenue, Skali Aglantzias amphitheater, and about 1km from the University of Cyprus. Total area 2,458 sqm (1,162 + 1,296). All utilities available. Includes an old ground-floor residence. Ideal for residential development, luxury apartments, or student housing. The property offers a massive land footprint in a high-demand pocket, providing immediate access to essential city services and the university district.

Building Density 120%

Cover Factor 70%

Town Planning Zone Residential Zone Πα9

Proximity Landmarks Located Near The Skali Aglantzias Amphitheater And Larnakos Avenue.

Strategic Location And Community Amenities

The True Value Of This Property Is Rooted In Its Strategic Location, Bridging The Gap Between Modern Residential Life And Essential Academic Infrastructure. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Rental Yields Or High-End Residential Success.

Plots Of Land For Sale In Aglantzia: A Significant Opportunity To Secure An Expansive Double-Plot Asset In A Thriving Urban District. Cyprus Real Estate Investment: A Top-Tier Development Opportunity Perfect For Those Seeking Capital Appreciation And High ROI Near Key Institutions.

Skali Aglantzias Amphitheater: Situated Within Walking Distance, Highlighting The Cultural And Prestigious Heart Of The Area.

Larnakos Avenue: Located Just 1 Minute Away, Providing Seamless Access To One Of Nicosia's Primary Commercial And Transport Arteries.

University Of Cyprus: Reachable In Under 3 Minutes, Making It A Prime Location For Student Housing And Professional Academic Residences.

Mall Of Cyprus: Positioned Only 7 Minutes Away, Providing Effortless Access To Major Retail, Dining, And International Brands.

Nicosia City Center: A Short 8-Minute Drive Ensures Your Development Stays Perfectly Connected To The Capital's Central Financial District.

If You Are Looking For G&P Lazarou Trusted Properties That Provide Both Scale And The Perfect Setting For A High-Yield Project, This Aglantzia Site Is A Remarkable Opportunity. Large Residential Land Assets With 120% 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: **Residential** Height: **7**

Area

Plot Area: **2,458m²**



Gallery

