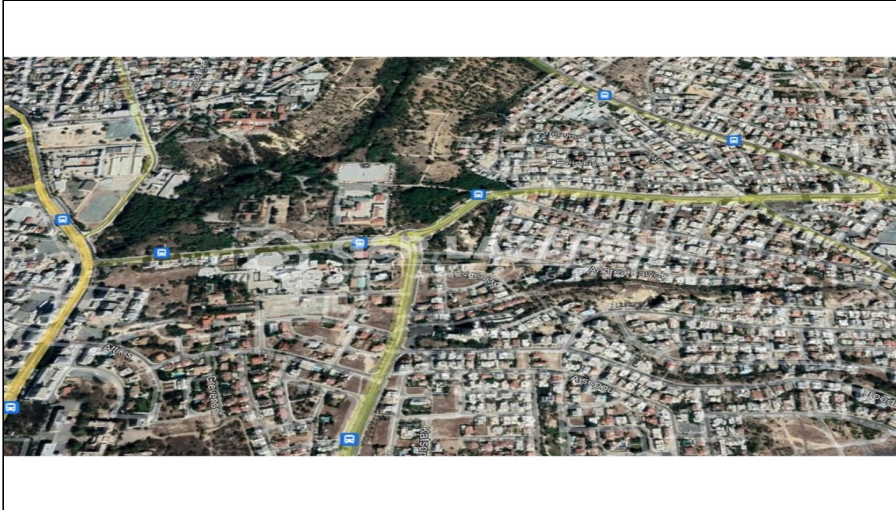




For Sale, Land, Plot, Nicosia, Aglantzia, 480m²

For Sale : € 350,000

Description

Build the foundation of your future with this exceptional corner residential plot located in a prime and quiet neighborhood 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. Positioned as a corner asset, it provides enhanced architectural flexibility and a greater sense of openness, making it a rare opportunity to create a custom sanctuary in one of Nicosia's most stable and sought-after municipalities.

Family Living and Long-term Investment

Falling within the Ka6 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 custom homes with generous proportions and ample outdoor space. 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 peaceful character of the neighborhood. Investing in a corner plot with such favorable factors ensures that your project remains a secure and solid asset for 3 decades of experience.

Description: Corner residential plot in Aglantzia with title deed. It falls within Planning Zone Ka6 and allows 90% building density and 50% coverage. The property offers a flat surface and significant road frontage, making it ideal for immediate development in a high-demand residential pocket that offers both tranquility and excellent urban connectivity.

Building Density: 90%

Cover Factor: 50%

Town Planning Zone: Ka6 (Residential)

Proximity Landmarks: Located near the University of Cyprus and the Filoxenia Conference Centre.

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 corner 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 landmarks.

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

Filoxenia Conference Centre: Reachable in just 3 minutes, highlighting the central and prestigious nature of the immediate area.

Athalassa National Forest Park: Located within a 5-minute drive, offering immediate access to Nicosia's largest green lung for recreation and wellness.

Larnakos Avenue: Positioned only 4 minutes away, providing seamless access to a vibrant commercial hub with 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 corner site is a remarkable opportunity. Residential plots with 90% 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: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **480m²**



Gallery

