



For Sale, Land, Plot, Nicosia, Aglantzia, 1,103m²

For Sale : € 950,000

Description

Establishing The Cornerstones Of Your Success With This Premier Residential Plot Spanning A Well-Proportioned Area In The Prestigious Platy Aglantzias, Within The Sought-After Rik District. This Property Is Where Your Vision Takes Shape, Offering A Serene And High-Value Environment For Those Who Prioritize Versatility, Yield Potential, And Sophisticated Urban Living. Situated In A Quiet, High-Demand Neighborhood Characterized By Luxury Residences And Green Surroundings, This Site Provides A Rare Opportunity To Develop A High-End Apartment Building Or A Bespoke Multi-Unit Complex In An Enclave Known For Its Stability And Enduring Appeal.

Small Development And High-Value Living

Falling Entirely Within The Kα5 Residential Zone, This Asset Is A Prime Choice For Those Seeking To Balance Modern Development With Yield Potential. With A Building Density Of 100% And A Coverage Factor Of 50%, The Land Offers The Perfect Foundation For A Substantial Project. These Specifications Allow For The Construction Of A Refined Residential Building Across 3 Floors With A Maximum Height Of 13.5 Metres, Maximizing Internal Floor Space While Maintaining The Exclusive And Low-Density Character Of The Platy Area. Investing In A Plot With Such Favorable Development Factors Ensures That Your Project Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description Excellent plot for apartment building in a nice and quiet residential area in Platy Aglantzias, Rik area. The property offers a level topography and is situated in a high-demand residential pocket, providing a peaceful living environment with immediate access to essential city services, elite schools, and the capital's largest parks.

Building Density 100%

Cover Factor 50%

Town Planning Zone Residential Zone Kα5

Proximity Landmarks Located Near The Cyprus Broadcasting Corporation (RIK) And The Franco-Cypriot School.

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 Infrastructure. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Resale Or High-End Rental Yields.

Plots Of Land For Sale In Aglantzia: A Significant Opportunity To Secure A High-Quality Residential Plot In The Exclusive Platy-Rik District.

Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Developers Seeking Capital Appreciation And A High-Quality Lifestyle Near Key Landmarks.

Cyprus Broadcasting Corporation (RIK): Situated Just 2 Minutes Away, Highlighting The Central And Elite Nature Of This Residential Zone.

Franco-Cypriot School: Reachable In Just 3 Minutes, Making It A Prime Location For Families Seeking Proximity To Premier Educational Institutions.

Athalassa National Forest Park: Located Within A 4-Minute Drive, Offering Immediate Access To Nicosia's Largest Green Lung For Recreation And Wellness.

Mall Of Cyprus: Positioned Only 6 Minutes Away, Providing Effortless Access To Top-Tier Shopping, Dining, And Professional Services.

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 Prestige And The Perfect Setting For A Modern Apartment Project, This Platy Aglantzias Site Is A Remarkable Opportunity. Residential Plots With 100% 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 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: **14**

Area

Plot Area: **1,103m²**



Gallery

