

For Sale, Land, Plot, Nicosia, Aglantzia, 650m²

For Sale : **€ 450,000**

Description
Build The Foundation Of Your Future With This Unique Residential Plot Situated In An Elevated Position Within Aglantzia. This Property Is Where Your Vision Takes Shape, Offering A High-Yield Environment For Those Who Prioritize Strategic Urban Presence And A Sophisticated Architectural Footprint. Positioned On A Hill With Amazing Unobstructed Views, This Site Provides A Rare Opportunity To Create A Modern Apartment Complex Or A Bespoke Multi-Unit Project In One Of Nicosia's Most Stable And High-Demand Suburban Markets.

High-Yield Development And Strategic Acquisition

Falling Within The Kα4 Residential Zone, This Asset Is A Top-Tier Choice For High-Yield Development And Strategic Investment. With An Impressive Building Density Of 120% And A Coverage Factor Of 50%, The Land Offers Exceptional Potential For A Substantial Vertical Project. These Specifications Allow For A Robust Architectural Design Of Up To 3 Floors And 13.5 Metres In Height, Maximizing Floor Space While Maintaining The High Quality Of Life Associated With The Aglantzia District. Whether You Are Planning A Modern Apartment Complex Or A Bespoke Residential Building, This Plot Ensures Your Investment Remains A Secure And Solid Asset For 3 Decades Of Experience.

Description Unique Residential Plot On A Hill With Amazing Views In Aglantzia. The Plot Is Ideal For The Development Of A 3-Storey Building. Title Deeds. NO VAT. The Property Offers A Prime Elevated Location And Excellent Development Prospects In A Central Residential Pocket Near Essential City Services And Major Academic Centers.
Building Density 120%
Cover Factor 50%
Town Planning Zone Residential (Kα4)
Proximity Landmarks Located Near The University Of Cyprus And The Skali Aglantzias Cultural 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 Rental Yield Or Long-Term Residency.

Plots Of Land For Sale In Aglantzia: A Significant Opportunity To Secure A High-Density Residential Plot In A Premium Elevated Location.
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 3 Minutes Away, Making It A Prime Location For Academic Professionals And High-Demand Housing.
Skali Aglantzias Cultural Centre: Reachable In Just 4 Minutes, Highlighting The Cultural And Residential Appeal Of The Immediate Neighborhood.
Athalassa National Forest Park: Located Within A 5-Minute Drive, Offering Access To Nicosia's Largest Green Lung For Recreation And Wellness.
Mall Of Cyprus: Positioned Only 7 Minutes Away, Providing Seamless Access To Major Retail, Dining, And Entertainment Centers.
Nicosia City Center: A Short 9-Minute Drive Ensures Your Development 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 High-Yield Project, This Aglantzia Site Is A Remarkable Opportunity. Residential Plots With 120% Density And Such Exceptional Views 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**

Height: **14**

Area

Plot Area: **650m²**

Gallery

