

For Sale, Land, Plot, Nicosia, Aglantzia, 367m²

For Sale : **€ 165,000**

Description
Build the foundation of your future with this exceptional residential half-plot of 367 sqm, located in the prestigious and highly sought-after Platy area of Aglantzia. This property is where your vision takes shape, offering a balanced environment for those who prioritize a blend of "Small Development" and "High-Value Living." Situated in one of Nicosia's most elite residential enclaves, known for its quiet streets and luxury villas, this site provides a rare opportunity to create a bespoke modern home or a high-end boutique apartment project in a location that consistently commands premium value.

Small Development and High-Value Living

Falling within the Kα5 residential zone, this asset is a prime choice for those looking to balance versatility with significant yield potential. With a building density of 100% and a coverage factor of 50%, the land offers ample potential for a sophisticated residential 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 and aesthetic standards associated with the Platy district. Whether you are planning a signature luxury residence or a multi-unit development, this plot ensures your investment remains a secure and solid asset for 3 decades of experience.

Description: Half plot in a prime area in Platy area in Aglantzia. The plot has an area of 367 sqm and falls within the Ka5 with 100% building density and 50% coverage. The property offers a level surface and is nestled within a quiet neighborhood characterized by high-end homes and lush greenery, making it ideal for immediate development in a prestigious residential pocket.
Building Density: 100%
Cover Factor: 50%
Town Planning Zone: Residential (Kα5)
Proximity Landmarks: Located near the Franco-Cypriot School 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 rental yield or long-term residency.

Plots of land for sale in Aglantzia: A significant opportunity to secure a high-quality residential plot in the most prestigious sector of the district.
Cyprus real estate investment: A top-tier asset perfect for those seeking capital appreciation and a high-quality lifestyle near key landmarks.
Franco-Cypriot School: Situated just 2 minutes away, making it a prime location for families seeking proximity to elite educational institutions.
Athalassa National Forest Park: Reachable in just 3 minutes, offering immediate access to Nicosia's largest green lung for recreation and wellness.
Kyrenia Avenue: Located within a 2-minute drive, providing seamless access to high-end cafes, pharmacies, and retail boutiques.
Mall of Cyprus: Positioned only 6 minutes away, offering effortless access to premier shopping and dining.
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 project, this Platy site is a remarkable opportunity. Residential plots in Platy move quickly once on the market due to the area's high demand and limited availability.

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: **367m²**

Further Details

Water, Electricity