

For Sale, Land, Plot, Nicosia, Ag. Antonios, 678m²

For Sale : **€ 670,000**

Description
Establishing The Cornerstones Of Your Success With This Highly Desirable Residential Plot Spanning 678 Sqm In One Of Nicosia’s Most Central And Established Residential Enclaves. This Property Is Where Your Vision Takes Shape, Offering A Strategic Environment For Those Who Prioritize High-Yield Vertical Potential And Long-Term Urban Growth. Located In The Heart Of Agios Antonios, A District Known For Its Perfect Balance Of Residential Serenity And Professional Connectivity, This Site Provides A Rare Opportunity To Develop A Landmark Apartment Building Or A Bespoke Luxury Residence In An Area Characterized By Constant Appreciation And Demand.

High-Yield Development And Strategic Acquisition

Falling Within The Kα3 Residential Zone, This Asset Is A Top-Tier Choice For Strategic Acquisition And High-Yield Development. With A Significant Building Density Of 140% And A Coverage Factor Of 50%, The Land Offers Exceptional Potential For A Vertical Project. These Specifications Allow For A Robust Architectural Design Of Up To 4 Floors With A Maximum Height Of 17 Metres, Making It Perfectly Suited For A Contemporary Multi-Unit Complex Or A Sophisticated Family Project. The Presence Of An Obsolete Structure On-Site Facilitates A Clear Path For Redevelopment, While The 27-Metre Road Frontage Ensures Maximum Design Flexibility And High Curb Appeal, Ensuring Your Investment Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description Residential Plot for Sale – Agios Antonios, Nicosia. Plot size 678 sqm with approx. 27m frontage on a registered road. Includes an obsolete 306 sqm structure. Located in a primarily residential area with strong development potential. Title deed available. Not subject to VAT. The property offers a level topography and is situated in a high-demand pocket near essential city services and the capital's central financial district, providing the ideal foundation for an ambitious urban project.
Building Density 140%
Cover Factor 50%
Town Planning Zone Kα3 (Residential)
Proximity Landmarks Located Near The Landmark Nicosia Hotel And The Ministry Of Energy, Commerce, And Industry.

Strategic Location And Community Amenities

The True Value Of This Property Is Rooted In Its Strategic Location, Bridging The Gap Between Quiet Neighborhood Living And The Capital's Professional Pulse. 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 Nicosia: A Significant Opportunity To Secure A High-Density Residential Plot In The Central Agios Antonios District.
Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Developers Seeking Capital Appreciation And High-Yield Residential Potential In The Heart Of The Capital.
The Landmark Nicosia: Situated Just 2 Minutes Away, Highlighting The Prestigious And Elite Nature Of This Residential Zone.
Ministry Of Energy, Commerce, And Industry: Reachable In Just 3 Minutes, Making It A Prime Location For Professionals Working Within Nicosia's Administrative Core.
Archbishop Makarios III Avenue: Located Within A 3-Minute Drive, Connecting Your Project To The City's Most Famous Commercial And Business Artery.
Alsos Forest (Akadimias Park): Positioned Only 4 Minutes Away, Offering Immediate Access To One Of Nicosia's Most Beautiful Green Spaces For Recreation And Wellness.
Nicosia City Center: A Short 5-Minute Drive Ensures Your Development Stays Perfectly Connected To The Primary Financial Heart Of Cyprus.

If You Are Looking For G&P Lazarou Trusted Properties That Provide Both Prestige And The Perfect Setting For A High-Yield Project, This Agios Antonios Site Is A Remarkable Opportunity. Residential Plots With 140% Density In Such A Command 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: **17**

Area

Plot Area: **678m²**

Further Details

Water, Electricity

Gallery

