



For Sale, Land, Plot, Nicosia, Ag Konst and Elenis, 587m²

REG.NO: 4/389 MEGALOU NAPOLEONTOS,
MISKINIDES, AGIOI KONSTANTINOS KAI ELENI,
DIMOS LEFKOSIAS (LYKAVITOS)

For Sale : **€ 450,000**

Description

Establishing The Cornerstones Of Your Success With This Exceptional Building Plot Positioned In A Top-Tier Sector Of The Nicosia City Center. This Property Is Where Your Vision Takes Shape, Offering A Strategic Environment For Those Who Prioritize High-Yield Vertical Potential And Immediate Development Readiness. Located In One Of The Capital's Most Established And Central Hubs, This Site Provides A Rare Opportunity To Execute A Landmark Residential Project In A Neighborhood That Constantly Rewards Strategic Real Estate Investment.

High-Yield Development And Strategic Acquisition

Falling Within The Kα3 Residential Planning Zone, This Asset Is A Top-Tier Choice For Strategic Acquisition And High-Yield Development. With A Substantial Building Density Of 140% And A Coverage Factor Of 50%, The Land Offers Exceptional Potential For A Vertical Project. These Specifications Support A Robust Architectural Design Of Up To 4 Floors With A Maximum Height Of 17 Metres, While The Inclusion Of Architectural Plans And A Valid Planning Permit Further Streamlines The Transition From Acquisition To Construction. Investing In A Plot With Such Significant Development Readiness In This Prime Urban Pocket Ensures That Your Project Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description Building plot with architectural plans and planning permit for sale, located in a top area in Nicosia center. It has a building density of 140% and a coverage of 50%. The property offers a level topography and is situated in a high-demand pocket near essential city services and major financial road networks, providing the ideal foundation for an immediate and ambitious residential project.

Building Density 140%

Cover Factor 50%

Town Planning Zone Residential (Zone Kα3)

Proximity Landmarks Located Near The University Of Cyprus Academy Campus And The Kallipoleos Avenue.

Strategic Location And Community Amenities

The True Value Of This Property Is Rooted In Its Strategic Location, Bridging The Gap Between The City's Professional Pulse And Its Urban Sophistication. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Resale Or High-End Rental Success.

Plots Of Land For Sale In Nicosia: A Significant Opportunity To Secure A High-Density Building Plot In The Central Nicosia District.
Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Those Seeking Capital Appreciation And High-Yield Residential Potential.
University Of Cyprus Academy Campus: Situated Just 2 Minutes Away, Highlighting The Central And Academic Heart Of This Professional Zone.

Kallipoleos Avenue: Reachable In Just 1 Minute, Connecting Your Project To Major Professional Services, Trendy Cafes, And Key Transportation Links.

Alsos Forest (Akadimias Park): Located Within A 3-Minute Drive, Offering Immediate Access To One Of Nicosia's Most Beautiful Green Spaces For Recreation.

The Landmark Nicosia: Positioned Only 3 Minutes Away, Underlining The Prestigious And Elite Nature Of This Residential Quarter.

Nicosia City Center: A Short 4-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 Central Nicosia Site Is A Remarkable Opportunity. Residential Plots With 140% Density And Ready Planning Permits 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
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Main Features

Property Subtype: Plot	Town Planning Zone: Residential	Height: 17
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Area

Plot Area: 587m²



Gallery

