

For Sale, Land, Plot, Nicosia, Ag Konst and Elenis, 550m²

For Sale : **€ 500,000**

Description
Establishing The Cornerstones Of Your Success With This Exceptional Corner Residential Plot Spanning 550 Sqm In The Elite Lykavitos District, One Of Nicosia’s Most Prestigious And High-Demand Urban Enclaves. This Property Is Where Your Vision Takes Shape, Offering A Strategic Environment For Those Who Prioritize High-Yield Vertical Potential And Strategic Urban Acquisition. Situated Just Off Kallipoleos Avenue, This Corner Site Provides A Rare Opportunity To Execute A Refined Landmark Apartment Project In A Neighborhood That Constantly Rewards Strategic Real Estate Investment.

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 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 Corner Position Enhances Natural Light, Ventilation, And Architectural Presence. Investing In A Plot With Such Significant Development Factors In This Prime Urban Pocket Ensures That Your Project Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description Corner residential plot for sale, located in Lykavitos area, in Nicosia, off Kalipoleos Avenue. The plot has an area of 550sqm and falls within the Ka3 planning zone with 140% building density and 50% coverage. The property offers a level topography and is situated in a high-demand pocket near essential city services, major financial road networks, and Nicosia's primary business avenues.
Building Density 140%
Cover Factor 50%
Town Planning Zone Residential (Zone Kα3)
Proximity Landmarks Located Near Kallipoleos Avenue And The University Of Cyprus Academy Campus.

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 Sophisticated Residential Life. 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 Corner Residential Plot In The Central Lykavitos District.
Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Those Seeking Capital Appreciation And High-Yield Residential Potential In The Capital.
Kallipoleos Avenue: Situated Just 1 Minute Away, Connecting Your Project To Major Professional Services, Trendy Cafes, And Key Transportation Links.
University Of Cyprus Academy Campus: Reachable In Just 2 Minutes, Highlighting The Central And Academic Heart Of This Elite Residential Zone.
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 Professional And 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 Lykavitos Site Is A Remarkable Opportunity. Corner 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: **550m²**

Further Details

Water, Electricity, Corner Plot

Gallery

