

For Sale, Land, Plot, Nicosia, Strovolos, Archangelos, 521m²

For Sale : **€ 199,000**

Description
Prime Residential Plot for Sale in Archangelos – Unmatched Development Potential

The Foundation of Your Future
Whether you are a family ready to build your custom forever home or a smart investor looking to develop a profitable residential project, this exceptional 521sq.m. plot in the scenic Manglis Lake area of Archangelos offers the perfect blank canvas. Buying land in this highly sought-after area provides the ultimate freedom to bring your architectural vision to life, surrounded by natural beauty and a community that guarantees long-term value. This site is a high-value residential opportunity specifically suited for those who appreciate panoramic views and a tranquil suburban atmosphere.

Versatile Development Opportunities
Boasting a well-positioned surface in the desirable Ka6 zone, this property is primed for future construction. With a 90% building density and a 50% coverage ratio, the zoning offers fantastic versatility: it is perfectly sized for a spacious, multi-level family house with a garden, or a small development of high-end residential units for high-yield returns. The plot is ideally suited for those looking for plots of land for sale in Archangelos that balance serene lifestyle with strong development potential, making the transition from blueprint to reality incredibly smooth with title deeds expected very soon.

Key Features

Property Type: Under-division Residential Plot
Location: Manglis Lake Area, Archangelos, Nicosia
Plot Size: 521sq.m. of prime, developable land
Planning Zone: Ka6 (Residential)
Building Density: 90% (Perfectly sized for a spacious family house or a small development)
Coverage Ratio: 50%
Infrastructure: Registered public road access with direct utility connections available
Legal Status: Title deeds to be issued very soon
Cyprus real estate investment: High-value potential in a premier lakeside residential hub

Location and Neighborhood Benefits
Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a premium, quiet neighborhood in Archangelos, this plot offers a rare balance of peaceful living and extreme convenience. You are just a short drive from major retail, educational, and healthcare landmarks, making it an area highly attractive to both families and quality tenants. Enjoy proximity to local walking trails, the scenic lakefront, and the benefits of an established community with top-tier amenities.

Land for sale near Manglis Lake: Located within a 2-minute walk of Nicosia's most iconic natural lakeside landmark.
Nicosia Mall: Situated just a 6-minute drive away, providing rapid access to the district's premier shopping and entertainment destination.
Apollonion Private Hospital: Reachable within a short 5-minute drive, ensuring rapid access to leading private healthcare services.
University of Nicosia: Positioned within an 8-minute drive, offering proximity to the island's largest private educational institution.
Makario Stadium: Located within a 6-minute drive, serving as a major sports and community landmark.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this plot for sale in the Manglis Lake area of Archangelos is an unparalleled opportunity. Prime development land with this specific density and view is highly coveted and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next Cyprus real estate investment.

Details

Property Type: **Land** Status: **Available** Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **521m²**