

For Sale, Land, Plot, Nicosia, Ag. Antonios, 720m²

For Sale : **€ 525,000**

Description
Establishing The Cornerstones Of Your Success With This Highly Coveted Residential Plot Occupying A Prime Position In The Elite Lykavitos Sector Of The Agios Antonios District. This Property Is Where Your Vision Takes Shape, Offering A Strategic Environment For Those Who Prioritize High-Yield Vertical Potential And Maximum ROI. Situated In One Of Nicosia’s Most Central And Sought-After Residential Quarters, This Site Provides A Rare Opportunity To Create A Landmark Four-Storey Apartment Building Or A High-End Urban Residence 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 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 Modern Professional Housing Or A High-End Apartment Complex. 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 Excellent plot for sale, located in a prime area of Agios Antonios, in Lykavitos. The plot is ideal for the development of a 4-storey building. The property offers a prime residential location and excellent development prospects in a central pocket near essential city services, major financial road networks, and Nicosia's primary business avenues.
Building Density 140%
Cover Factor 50%
Town Planning Zone Kα3 (Residential)
Proximity Landmarks Located Near The Lykavitos Primary School 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 Quiet Residential Life And The City's Professional Pulse. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Resale Or High-End Rental Yields.

Plots Of Land For Sale In Nicosia: A Significant Opportunity To Secure A High-Density 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.
Lykavitos Primary School: Situated Just 1 Minute Away, Making It A Prime Location For Families Seeking Proximity To Reputable Educational Facilities.
Kallipoleos Avenue: Reachable In Just 2 Minutes, Connecting Your Project To Major Professional Services And Key Transportation Links.
Archbishop Makarios III Avenue: Located Within A 3-Minute Drive, Highlighting The Central And Well-Connected Nature Of This Residential Zone.
Agios Antonios Municipal Market: Positioned Only 2 Minutes Away, Providing Effortless Access To Fresh Local Produce And Vibrant Neighborhood Amenities.
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. Residential Plots With 140% Density In Such A Central 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: **720m²**