


# For Sale, Land, Plot, Nicosia, Aglantzia, 531m²

For Sale : **€ 399,000**

**Description**
Build the foundation of your future with this prime residential plot of 531 sqm, located in a peaceful and highly desirable neighborhood in Aglantzia. This property is where your vision takes shape, offering a serene and high-value environment for those who prioritize privacy, space, and building a custom home. Positioned in a central yet quiet area, this site provides a rare opportunity to create a private sanctuary in a community that consistently maintains its premium status and residential appeal.

Family Living and Long-term Investment

Falling within the Kα6 residential zone, this asset is a prime choice for those focusing on family living and long-term investment. With a building density of 90% and a coverage factor of 50%, the land emphasizes a balanced living environment that allows for custom homes with generous proportions and ample outdoor space. These specifications allow for the construction of an elegant residence across 2 floors with a maximum height of 10 metres, ensuring a low-density atmosphere that preserves the peaceful character of the area. Investing in a plot with such favorable factors and a ready title deed ensures that your project remains a secure and solid asset for 3 decades of experience.

Description Residential plot for sale in Aglantzia, Nicosia. It falls within planning zone Kα6 and allows 2 floors and 10 m height. The plot area is 531 m² and it has a title deed. The property offers a level topography and is situated in a high-demand pocket, providing a peaceful living environment with immediate access to essential city services.
Building Density 90%
Cover Factor 50%
Town Planning Zone Kα6 (Residential)
Proximity Landmarks Located near the Cyprus Broadcasting Corporation (CyBC) and the Athalassa National Forest Park.

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 commercial and academic pulse. This ensures that your project remains highly accessible, providing a competitive edge for future resale or long-term residency.

Plots of land for sale in Aglantzia: A significant opportunity to secure a high-quality residential plot in a premium family-oriented district.
Cyprus real estate investment: A top-tier asset perfect for those seeking capital appreciation and a high-quality lifestyle near key landmarks.
CyBC (Cyprus Broadcasting Corporation): Situated within walking distance, highlighting the central and well-connected nature of this residential zone.
Athalassa National Forest Park: Reachable in just 4 minutes, offering immediate access to Nicosia’s largest green lung for recreation and wellness.
University of Cyprus: Located within a 5-minute drive, making it a prime location for families and academic professionals.
Mall of Cyprus: Positioned only 6 minutes away, providing effortless access to premier shopping and dining at the Entrance of Nicosia.
Nicosia City Center: A short 8-minute drive ensures your home stays perfectly connected to the capital’s central business heart.

If you are looking for G&P Lazarou trusted properties that provide both prestige and the perfect setting for a custom home project, this Aglantzia site is a remarkable opportunity. Residential plots with 90% density in such a coveted and peaceful 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 foundation of your future. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for 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: **10**

## Area

Plot Area: **531m²**

# Gallery

