

For Sale, Land, Plot, Nicosia, Aglantzia, 1,348m²

For Sale : **€ 1,280,000**

Description
Establishing The Cornerstones Of Your Success With This Exceptional Residential Plot Situated In One Of Aglantzia’s Most Serene And Coveted Locations. This Property Is Where Your Vision Takes Shape, Offering A High-Value Environment For Those Who Prioritize Privacy, Space, And Building A Custom Home. Directly Adjacent To The Prestigious Athalassa Park, This Site Provides A Rare Opportunity To Create A Private Sanctuary In A Neighborhood That Perfectly Balances Natural Beauty With Modern Urban Convenience.

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 Ensure A Low-Density Atmosphere That Preserves The Peaceful Character Of The Area, Allowing For A Sophisticated Two-Storey Residence. Investing In A Plot With Such Favorable Factors In This Strategic Location Ensures That Your Project Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description Plot for sale, located in Aglantzia, adjacent to Athalassas Park. The property offers a unique residential setting bordering the city's largest green lung, providing an unparalleled living experience for families and nature enthusiasts while remaining close to all urban amenities.
Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (Kα6)
Proximity Landmarks Located Near The Athalassa National Forest Park And The University Of Cyprus.

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 Essential Urban Services. 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 Parkside District.
Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Those Seeking Capital Appreciation And A High-Quality Lifestyle Near Nicosia's Largest Green Spaces.
Athalassa National Forest Park: Situated Directly Adjacent To The Property, Offering Immediate Access To Miles Of Trails, Nature, And Recreation.
University Of Cyprus: Reachable In Just 3 Minutes, Making It A Prime Location For Academic Professionals And Families Seeking Proximity To Education.
Aglantzia Municipal Hall: Located Within A 3-Minute Drive, Highlighting The Central And Administrative Convenience Of The Area.
Mall Of Cyprus: Positioned Only 6 Minutes Away, Providing Seamless Access To Major Retail, Dining, And Professional Services.
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 Parkside Aglantzia Site Is A Remarkable Opportunity. Residential Plots With 90% Density In Such A Unique 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: **10**

Area

Plot Area: **1,348m²**