

For Sale, Land, Plot, Nicosia, Aglantzia, 558m²

For Sale : **€ 610,000**

Description
Establishing The Groundwork Of Your Ambitions With This Exceptional Commercial Plot Spanning 558 Sqm In The High-Activity Business District Of Aglantzia. This Property Is Where Your Vision Takes Shape, Offering A High-Yield Environment For Those Who Prioritize Strategic Urban Presence And Maximum Roi. Located In A Vibrant Professional Hub, This Site Provides A Unique Opportunity To Create A Landmark Six-Storey Office Complex Or A High-End Mixed-Use Development In A Neighborhood That Consistently Commands Premium Commercial Rents.

High-Yield Development And Strategic Acquisition

Falling Within The Eβ3 Commercial Zone, This Asset Is A Top-Tier Choice For Strategic Acquisition And Large-Scale Development. With An Exceptional Building Density Of 160% And A Coverage Factor Of 50%, The Land Offers Unmatched Potential For Vertical Projects. These Specifications Allow For A Robust Architectural Design Of Up To 6 Floors With A Maximum Height Of 24 Metres, Maximizing Floor Space And Capitalizing On High Visibility. Investing In A Plot With Such Significant Development Factors And Available Title Deeds Ensures That Your Project Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description Prime Plot for Sale in Aglantzia, Nicosia – A Rare Investment Opportunity! Discover the potential of this exceptional plot in the heart of Aglantzia, Nicosia—an area known for its accessibility, prestige, and thriving urban pulse. Whether you're envisioning a landmark commercial space or a mixed-use development, this property offers the perfect foundation for your ambitions. With a generous plot area of 558 sqm, located in Zone Eβ3, and boasting a 160% building density, 50% coverage, and permission for up to 6 floors (24m height), the possibilities are endless. The title deeds are available, ensuring a smooth and secure transaction.
Building Density 160%
Cover Factor 50%
Town Planning Zone Commercial Zone Eβ3 (100%)
Proximity Landmarks Located Near The Aglantzia Municipal Hall And The Skali Aglantzias Cultural Centre.

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 Key Regional Infrastructure. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Commercial Leasing Or Corporate Residency.

Plots Of Land For Sale In Aglantzia: A Significant Opportunity To Secure A High-Density Commercial Plot In A Thriving Professional District.
Cyprus Real Estate Investment: A Top-Tier Commercial Asset Perfect For Those Seeking Capital Appreciation And High-Yield Potential In Nicosia.
Aglantzia Municipal Hall: Situated Just 1 Minute Away, Highlighting The Central And Administrative Significance Of This Commercial Site.
Skali Aglantzias Cultural Centre: Reachable In Just 2 Minutes, Adding Cultural Value And Prestige To The Immediate Surroundings.
University Of Cyprus: Located Within A 3-Minute Drive, Making It A Prime Location For Research Centers And Professional Offices.
Mall Of Cyprus: Positioned Only 6 Minutes Away, Providing Effortless Access To Major Retail And International Brands.
Nicosia City Center: A Short 7-Minute Drive Ensures Your Business Stays Perfectly Connected To The Capital’s Central Financial Heart.

If You Are Looking For G&P Lazarou Trusted Properties That Provide Both Prestige And The Perfect Setting For A High-Return Development, This Aglantzia Commercial Site Is A Remarkable Opportunity. Commercial Plots With 160% Density In Such A Prominent 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 Cornerstones Of Your Success. 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: **Commercial** Height: **24**

Area

Plot Area: **558m²**

Further Details

Corner Plot