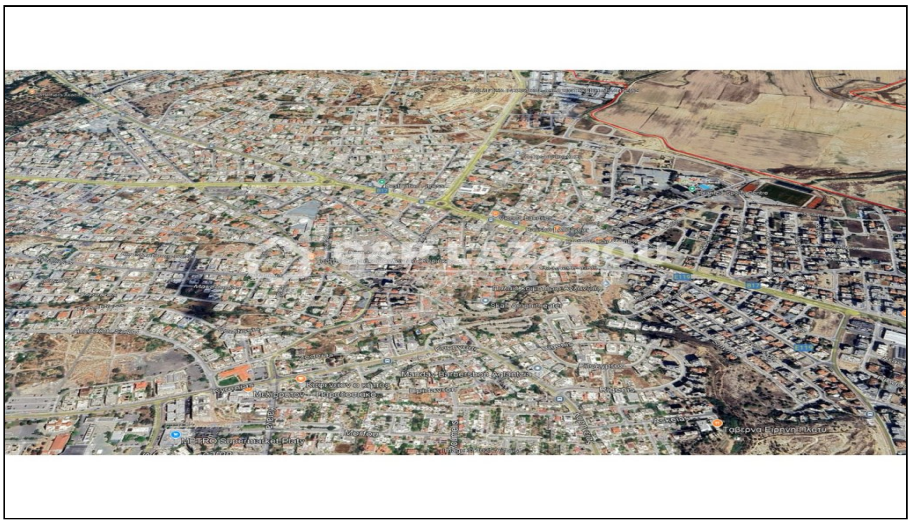

For Sale, Land, Plot, Nicosia, Aglantzia, 948m²

For Sale : **€ 260,000**

Description
Build the foundation of your future with this unique residential opportunity situated in the heart of old Aglantzia, on the prominent hill opposite the landmark Maro kiosk. This property is where your vision takes shape, offering a balanced environment for those who prioritize a blend of Small Development and High-Value Living. Nestled within a charming, historic neighborhood known for its elevated position and traditional character, this site provides a rare chance to breathe new life into a preserved nucleus through a modern redevelopment that respects the area's heritage while offering contemporary living standards.

Small Development and High-Value Living

Falling within the Πα9 residential zone, this asset is a prime choice for those looking to balance versatility with significant yield potential in a high-demand location. With a building density of 120% and a coverage factor of 70%, the land offers exceptional potential for a sophisticated residential project that maximizes the use of space. These specifications allow for a robust architectural design of up to 2 floors and 7 metres in height, perfect for creating a boutique apartment building or a signature custom home that benefits from the area's distinctive urban fabric. Securing a property with such high density in a preserved nucleus ensures that your investment remains a secure and solid asset for 3 decades of experience.

Description: For sale: Plot of land with an old house in Aglatzia, Nicosia, located on the hill opposite “Maro” kiosk. The property is within the preserved nucleus area and has a building density of 120% and a coverage factor of 70%. It offers great potential for redevelopment in a charming and central location. The elevated position on the hill provides the potential for excellent views and a unique architectural approach within a traditional setting.
Building Density: 120%
Cover Factor: 70%
Town Planning Zone: Residential (Πα9 100%)
Proximity Landmarks: Located near the Skali Aglantzias Cultural Centre 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 historical charm and essential urban services. This ensures that your project remains highly accessible, providing a competitive edge for future rental yield or long-term residency.

Plots of land for sale in Aglantzia: A significant opportunity to secure a high-density redevelopment site in the traditional heart of the district.
Cyprus real estate investment: A top-tier asset perfect for those seeking capital appreciation and a high-quality lifestyle in a character-rich neighborhood.
Maro Kiosk: Situated directly opposite this well-known local landmark, ensuring your property is easily identifiable and central to local life.
Skali Aglantzias: Reachable in just 2 minutes, providing immediate access to Nicosia’s most iconic amphitheater and cultural event space.
University of Cyprus: Located within a 4-minute drive, making it a prime location for academic professionals and those seeking proximity to elite education.
Athalassa National Forest Park: Positioned only 5 minutes away, offering access to the city's premier green space for outdoor recreation.
Nicosia City Center: A short 8-minute drive ensures your home stays perfectly connected to the capital’s administrative and financial heart.

If you are looking for G&P Lazarou trusted properties that provide both prestige and the perfect setting for a unique redevelopment project, this Aglantzia hill site is a remarkable opportunity. Properties within the preserved nucleus with 120% density are highly coveted and 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: **7**

Area

Plot Area: **948m²**

Further Details

Water, Electricity