

For Sale, Land, Plot, Nicosia, Aglantzia, 460m²

For Sale : **€ 255,000**

Description
Build the foundation of your future with this premier commercial plot situated in a high-profile location adjacent to Larnakos Avenue in Aglantzia. This property is where your vision takes shape, offering a high-yield environment for those who prioritize strategic urban presence and a sophisticated architectural footprint. Positioned in one of Nicosia’s most active commercial corridors, this site provides the perfect starting point for a landmark office complex or a high-end mixed-use development designed to meet the elite standards of the capital’s business community.

High-Yield Development and Strategic Acquisition

Falling within the Eβ3 commercial zone, this asset is a top-tier choice for high-yield development and strategic investment. With an impressive building density of 160% and a coverage factor of 50%, the land offers exceptional potential for a substantial vertical project. These specifications allow for a robust architectural design of up to 6 floors with a maximum height of 24 metres, allowing developers to maximize return on investment through large-scale workspace or retail environments. Securing a plot with such superior building factors in a prime commercial artery ensures that your development remains a high-value asset for 3 decades of experience.

Description: Commercial plot adjacent to Larnakos Avenue in Aglatzia, Nicosia. Ideal for the development of up to six floors. No VAT applicable. The property benefits from its location on one of Nicosia's most vibrant commercial avenues, offering high visibility and immediate proximity to major transportation links and essential city services.
Building Density: 160%
Cover Factor: 50%
Town Planning Zone: Commercial (Eβ3 100%)
Proximity Landmarks: Located near the University of Cyprus 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 essential urban services and the city's commercial pulse. This ensures that your project remains highly accessible, providing a competitive edge for future rental yield or resale potential.

Plots of land for sale in Aglantzia: A significant opportunity to secure a high-density commercial site on a premier avenue.
Cyprus real estate investment: A top-tier asset perfect for those seeking high ROI and flagship commercial development potential.
Larnakos Avenue: Situated directly adjacent, providing maximum brand exposure and high footfall for any commercial venture.
University of Cyprus: Reachable in just 3 minutes, ensuring high traffic and constant demand for professional and administrative services.
Skali Aglantzias: Located within a 2-minute drive, serving as a well-known cultural landmark that attracts visitors to the immediate area.
Mall of Cyprus: Positioned only 7 minutes away, providing seamless access to Nicosia’s major retail and entertainment hub.
Nicosia City Center: A short 8-minute drive ensures your development 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 high-yield commercial project, this Larnakos Avenue site is a remarkable opportunity. Commercial plots with 160% density and no VAT requirements 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: **Commercial** Height: **24**

Area

Plot Area: **460m²**