

For Sale, Land, Plot, Nicosia, Ag Konst and Elenis, 381m²

For Sale : **€ 295,000**

Description
Establishing The Cornerstones Of Your Success With This Strategically Positioned Residential Plot Of 381 Sqm Located In The High-Demand Academic And Professional Hub Of Central Nicosia. This Property Is Where Your Vision Takes Shape, Offering A High-Yield Environment For Those Who Prioritize Strategic Urban Acquisition And Vertical Growth Potential. Situated Within Walking Distance Of The University Of Cyprus, This Site Provides A Rare Opportunity To Develop A Landmark Four-Storey Apartment Building In A Neighborhood That Constantly Rewards High-End Real Estate Investment And Student Housing Projects.

High-Yield Development And Strategic Acquisition

Falling Within The Kα3 Residential Zone, This Asset Is A Top-Tier Choice For Developers Focusing On High-Yield Development And Strategic Acquisition. With A Substantial Building Density Of 140% And A Coverage Factor Of 50%, The Land Offers Exceptional Potential For A Vertical Project. These Specifications Allow For The Construction Of A Refined Residential Building Across 4 Floors With A Maximum Height Of 17 Metres, Maximizing Internal Floor Space And ROI Potential. The Presence Of An Existing Old House Facilitates A Clear Path For Redevelopment, Ensuring Your Investment Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description Plot with Development Potential for Sale – Central Nicosia (Near University of Cyprus). 381 sqm prime residential plot in central Nicosia, featuring an existing old house. Zoned Ka3 (high-density residential): 140% building density, 50% coverage factor, up to 4 storeys and 17m height. Ideal for residential development near the University of Cyprus, with strong demand and excellent access to amenities. The property offers a level topography and is situated in a high-demand pocket near essential city services and major academic institutions.
Building Density 140%
Cover Factor 50%
Town Planning Zone Residential (Zone Kα3)
Proximity Landmarks Located Near The University Of Cyprus And The Alsos Academy Forest.

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 Educational Pulse. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Resale Or High-End Rental Yields In A Proven Market.

Plots Of Land For Sale In Nicosia: A Significant Opportunity To Secure A High-Density Residential Plot Near The Capital's Primary Academic Center.
Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Developers Seeking Capital Appreciation And High-Yield Residential Potential.
University Of Cyprus: Situated Just 2 Minutes Away, Highlighting The Central And Academic Heart Of This Residential Zone.
Alsos Academy Forest Park: Reachable In Just 3 Minutes, Offering Immediate Access To One Of Nicosia's Largest And Most Beautiful Green Spaces.
Kallipoleos Avenue: Located Within A 2-Minute Drive, Connecting Your Project To Major Professional Services, Trendy Cafes, And Key Transportation Links.
The Landmark Nicosia: Positioned Only 3 Minutes Away, Underlining The Prestigious And Elite Nature Of This Residential Quarter.
Nicosia City Center: A Short 5-Minute Drive Ensures Your Development Stays Perfectly Connected To The Primary Financial Heart Of Cyprus.

If You Are Looking For G&P Lazarou Trusted Properties That Provide Both Prestige And The Perfect Setting For A High-Yield Project, This Central Nicosia Site Is A Remarkable Opportunity. Residential Plots With 140% Density Near Major Universities 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: **17**

Area

Plot Area: **381m²**