

For Sale, Land, Plot, Nicosia, Ag Konst and Elenis, 606m²

For Sale : **€ 390,000**

Description
Establishing The Cornerstones Of Your Success With This Highly Desirable Residential Plot Spanning 606 Sqm In The High-Demand Heart Of The Agioi Constantinou & Elenis District In Nicosia. This Property Is Where Your Vision Takes Shape, Offering A Strategic Environment For Those Who Prioritize High-Yield Vertical Potential And Strategic Urban Acquisition. Situated In One Of The Capital's Most Established Residential Hubs, This Site Provides A Rare Opportunity To Create A Landmark Four-Storey Apartment Building Or A High-End Urban Residence In A Neighborhood That Constantly Rewards Strategic Real Estate Investment.

High-Yield Development And Strategic Acquisition

Falling Within The Kα3 Residential Planning Zone, This Asset Is A Top-Tier Choice For Strategic Acquisition And High-Yield Development. With A Significant Building Density Of 140% And A Coverage Factor Of 50%, The Land Offers Exceptional Potential For A Vertical Project. These Specifications Allow For A Robust Architectural Design Of Up To 4 Floors With A Maximum Height Of 14 Metres, Making It Perfectly Suited For Modern Professional Housing Or A High-End Multi-Unit Complex. The Presence Of An Existing Old House On The Site Facilitates A Clear Path For Redevelopment, Ensuring Your Investment Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description For Sale Residential Land in Agioi Constantinou & Elenis, Nicosia. Unlock endless possibilities with this prime 606 sqm residential land for sale in the heart of Nicosia, complete with an old house ready for your vision. This rare plot (Ka3 zoning, 100%) boasts a 140% building density and 50% coverage, allowing up to four floors (14m height). Nestled in a lively neighborhood with shops, cafes, and schools nearby. The property offers a level topography and is situated in a high-demand urban pocket near essential city services, providing the ideal foundation for an ambitious residential project.
Building Density 140%
Cover Factor 50%
Town Planning Zone Residential (Zone Kα3)
Proximity Landmarks Located Near The University Of Cyprus Academy Campus And The National Forest Park Of Akadimias.

Strategic Location And Community Amenities

The True Value Of This Property Is Rooted In Its Strategic Location, Bridging The Gap Between Quiet Neighborhood Living And The City's Professional Pulse. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Resale Or High-End Rental Yields.

Plots Of Land For Sale In Nicosia: A Significant Opportunity To Secure A High-Density Residential Plot In The Central Agioi Constantinou & Elenis District.
Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Developers Seeking Capital Appreciation And High-Yield Residential Potential.
University Of Cyprus Academy Campus: Situated Just 2 Minutes Away, Highlighting The Central And Academic Heart Of This Residential Zone.
National Forest Park Of Akadimias (Alsos Forest): 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.
Larnakos Avenue: Positioned Only 3 Minutes Away, Providing Effortless Access To One Of Nicosia's Primary Commercial Arteries.
Nicosia City Center: A Short 6-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 Nicosia Site Is A Remarkable Opportunity. Residential Plots With 140% Density In Such A Central 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: **17**

Area

Plot Area: **606m²**