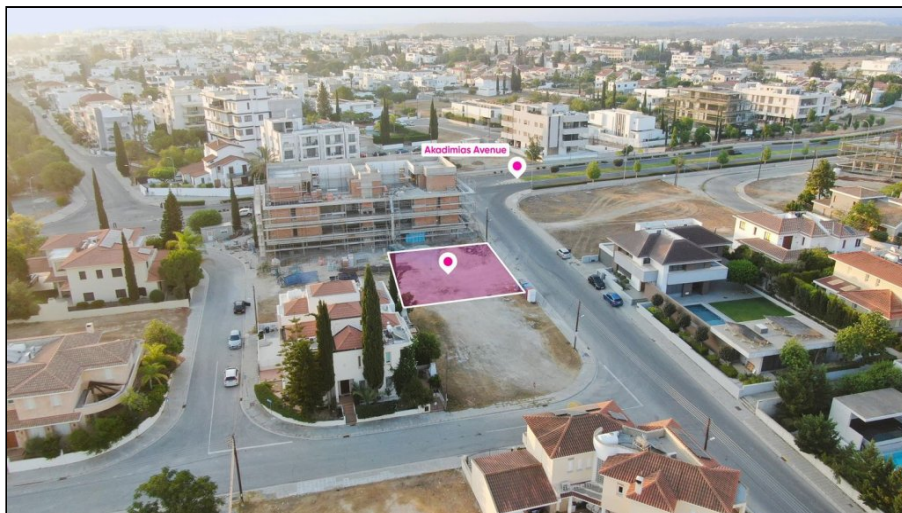




For Sale, Land, Plot, Nicosia, Aglantzia, 543m²

For Sale : € 495,000

Description

Build The Foundation Of Your Future With This Exceptional Residential Plot Of 543 Sqm, Situated In One Of The Most Desirable And High-Value Neighborhoods Of Aglantzia. This Property Is Where Your Vision Takes Shape, Offering A Serene And High-Value Environment For Those Who Prioritize Privacy, Space, And Building A Custom Home. Located In A Prime Area Characterized By Its Flat Terrain And Impressive 26-Metre Road Frontage, This Site Provides A Rare Opportunity To Create A Private Sanctuary Or A Bespoke Family Residence In A Community That Consistently Maintains Its Premium Status.

Family Living And Long-Term Investment

Falling Entirely Within The Kα6 Residential Zone, This Asset Is A Prime Choice For Those Focusing On Family Living And Long-Term Investment. With A Building Density Of 90% And A Coverage Factor Of 50%, The Land Emphasizes A Balanced Living Environment That Allows For Custom Homes With Generous Proportions And Ample Outdoor Space. These Specifications Allow For The Construction Of An Elegant Residence Across 2 Floors With A Maximum Height Of 10 Metres, Ensuring A Low-Density Atmosphere That Preserves The Peaceful Residential Character Of The District. Investing In A Plot With Such Favorable Factors, A Separate Title Deed, And Direct Registered Road Access Ensures That Your Project Remains A Secure And Solid Asset For 3 Decades Of Experience.

Description Residential Plot For Sale In Aglantzia – Nicosia. Plot Size: 543 sq.m. Zone Kα6. A rare opportunity to build in one of Nicosia's most desirable residential areas. Rectangular, flat plot with 26m road frontage and direct access via registered road. Separate title deed. The property offers a level topography and is situated in a high-demand pocket, providing a peaceful living environment with immediate access to essential city services.

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Kα6)

Proximity Landmarks Located Near The Aglantzia Community Centre And The Archbishop Makarios III Lyceum.

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 Essential Urban Services. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Resale Or Long-Term Residency.

Plots Of Land For Sale In Aglantzia: A Significant Opportunity To Secure A High-Quality Residential Plot In A Premium Family-Oriented District.

Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Those Seeking Capital Appreciation And A High-Quality Lifestyle Near Key Landmarks.

Aglantzia Community Centre: Situated Just 1.4km Away, Offering Seamless Access To Cafés, Shops, And Everyday Conveniences.

Archbishop Makarios III Lyceum: Reachable In Just 3 Minutes, Making It A Prime Location For Families Seeking Proximity To Educational Institutions.

B1 Highway: Located Within A 3-Minute Drive, Ensuring Fast Connectivity To Central Nicosia And Other Major Cities.

Athalassa National Forest Park: Positioned Only 5 Minutes Away, Providing Immediate Access To Nicosia's Largest Green Lung For Recreation And Wellness.

University Of Cyprus: A Short 6-Minute Drive Ensures Your Home Stays Perfectly Connected To The Island's Primary Academic Hub.

If You Are Looking For G&P Lazarou Trusted Properties That Provide Both Prestige And The Perfect Setting For A Custom Home Project, This Aglantzia Site Is A Remarkable Opportunity. Residential Plots In Such A Coveted And Well-Connected 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 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**

Furnished: **Unfurnished**

Area

Plot Area: **543m²**



Gallery

