

For Sale, Land, Plot, Nicosia, Aglantzia, 638m²

For Sale : **€ 575,000**

Description
Securing The Cornerstones Of Your Success With This Rare Commercial Plot Spanning 638 Sqm In The High-Activity Business District Of Aglantzia. This Property Is Where Your Vision Takes Shape, Offering A High-Yield Environment For Those Who Prioritize Strategic Urban Presence And Maximum Roi. Located In A Vibrant Professional Hub, This Site Provides A Unique Opportunity To Create A Landmark Six-Storey Office Complex Or A High-End Mixed-Use Development In A Neighborhood That Consistently Commands Premium Commercial Rents.

High-Yield Development And Strategic Acquisition

Falling Within The Eβ3 Commercial Zone, This Asset Is A Top-Tier Choice For Strategic Acquisition And Large-Scale Development. With An Exceptional Building Density Of 160% And A Coverage Factor Of 50%, The Land Offers Unmatched Potential For Vertical Projects. These Specifications Allow For A Robust Architectural Design Of Up To 6 Floors With A Maximum Height Of 24 Metres, Maximizing Floor Space And Capitalizing On High Visibility. Investing In A Plot With Such Significant Development Factors, A Registered Road, And A Separate Title Deed Ensures That Your Project Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description Unlock a prime investment with G&P Lazarou Estate Agents! This commercial plot in the heart of Aglantzia's bustling business center spans 638 m² and comes with a registered road and separate title deed. Zoned for commercial use with a 160% building density, it allows for a six-storey development up to 24m in height. Perfectly positioned in a vibrant commercial hub, this plot offers unmatched potential for offices, retail, or mixed-use projects, capitalizing on its high-visibility location and proximity to amenities. Ideal for developers or investors seeking a high-return opportunity in Aglantzia's thriving business district.
Building Density 160%
Cover Factor 50%
Town Planning Zone Commercial Zone Eβ3 (100%)
Proximity Landmarks Located Near The Aglantzia Municipal Hall 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 The City's Professional Pulse And Major Academic Hubs. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Corporate Tenants Or Retail Success.

Plots Of Land For Sale In Aglantzia: A Significant Opportunity To Secure A High-Density Commercial Plot In A Thriving Professional District.
Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Those Seeking Capital Appreciation And High-Yield Development In Nicosia.
Aglantzia Municipal Hall: Situated Just 1 Minute Away, Highlighting The Central And Administrative Heart Of This Business Zone.
University Of Cyprus: Reachable In Just 3 Minutes, Making It A Prime Location For Research Centers, Private Professional Offices, And Student-Facing Retail.
Larnakos Avenue: Located Within A 2-Minute Drive, Providing Seamless Access To One Of Nicosia's Busiest Commercial Arteries.
Mall Of Cyprus: Positioned Only 7 Minutes Away, Providing Effortless Access To Major Retail And The Entrance Of Nicosia.
Nicosia City Center: A Short 8-Minute Drive Ensures Your Business Stays Perfectly Connected To The Capital's Central Financial District.

If You Are Looking For G&P Lazarou Trusted Properties That Provide Both Prestige And The Perfect Setting For A High-Return Development, This Aglantzia Commercial Site Is A Remarkable Opportunity. Commercial Plots With 160% Density In Such A Prominent 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: **Commercial** Height: **24**

Area

Plot Area: **638m²**

Gallery

