

For Sale, Land, Plot, Nicosia, Aglantzia, 517m²

For Sale : **€ 670,000**

Description
Establishing Success From The Ground Up With This Exceptional Commercial Plot Spanning 517 Sqm In One Of Aglantzia’s Most Accessible Professional Districts. This Property Is Where Your Vision Takes Shape, Offering A High-Yield Environment For Those Who Prioritize Strategic Urban Presence And Maximum Roi. Situated In A Vibrant Area Known For Its Excellent Connectivity, This Site Provides A Unique Opportunity To Develop A Modern City Project In A Neighborhood That Consistently Commands High Interest From Both Professionals And Residents Alike.

High-Yield Development And Strategic Acquisition

Falling Within The Eβ4 Commercial Zone, This Asset Is A Top-Tier Choice For Strategic Acquisition And High-Yield Development. 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 A Robust Architectural Design Of Up To 4 Floors With A Maximum Height Of 17 Metres, Making It Perfectly Suited For A Contemporary Apartment Complex, Modern Offices, Or A Mixed-Use Building. Investing In A Plot With Such Significant Development Factors Ensures That Your Project Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description FOR SALE COMMERCIAL LAND IN AGLANTZIA, NICOSIA. This commercial plot spans 517 sqm and is suitable for a four-storey development up to 17m in height, ideal for residential or mixed-use projects in a central, well-connected area. The property offers a level topography and is situated in a high-demand pocket near essential city services, providing an ideal foundation for professional or residential expansion.
Building Density 140%
Cover Factor 50%
Town Planning Zone Commercial Zone Eβ4
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 Residential Occupants.

Plots Of Land For Sale In Aglantzia: A Significant Opportunity To Secure A High-Density Commercial Plot In A Thriving And Well-Connected Area.
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 Importance Of This Professional Zone.
University Of Cyprus: Reachable In Just 3 Minutes, Making It A Prime Location For Research Centers, Professional Offices, And Student-Facing Developments.
Skali Aglantzias Cultural Centre: Located Within A 3-Minute Drive, Adding Cultural Prestige And Lifestyle Value To The Immediate Surroundings.
Mall Of Cyprus: Positioned Only 7 Minutes Away, Providing Effortless Access To Major Retail, Dining, And International Brands.
Nicosia City Center: A Short 8-Minute Drive Ensures Your Project Stays Perfectly Connected To The Capital’s Central Financial Heart.

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 Plot Is A Remarkable Opportunity. Commercial Assets With 140% Density In Such A Strategic 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: **17**

Area

Plot Area: **517m²**