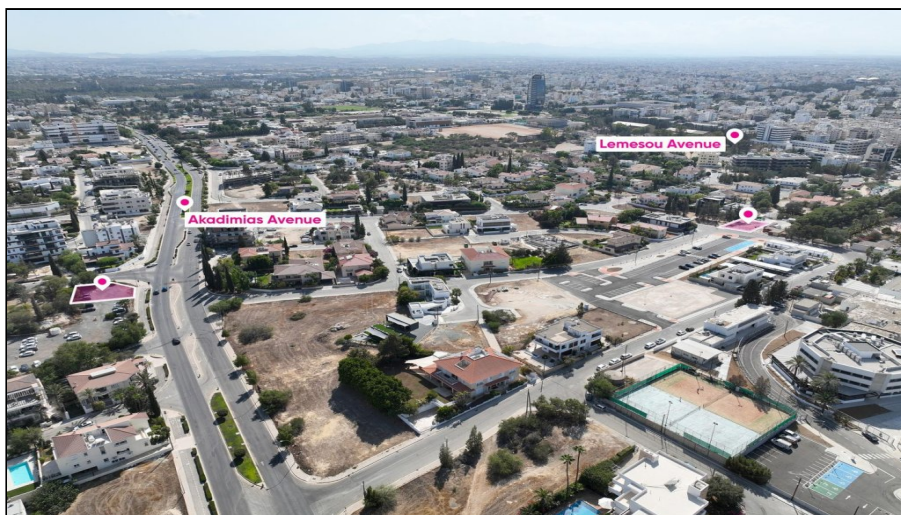




For Sale, Land, Plot, Nicosia, Aglantzia, 288m²

For Sale : € 205,000

Description

Build the foundation of your future with this exclusive bundle of two prime residential assets located in a highly accessible and developing sector of Aglantzia. This offering represents a strategic acquisition for those looking to balance versatility with significant yield potential, providing two distinct entry points into one of Nicosia's most stable real estate markets. Whether you are a developer seeking to capitalize on flexible zoning or an investor looking for a secure foothold near major infrastructure, this bundle provides the perfect starting point for a project designed to grow in value.

Small Development and High-Value Living

These properties fall within the Kα6 and Kα4 residential zones, offering a blend of development scales and high-value living potential. The first asset, a 50% share of a 564 sqm plot, benefits from 90% building density, making it an ideal choice for a custom home or a small-scale apartment project of up to 2 floors. The second asset, a share of a 223 sqm field, offers a higher building density of 120%, allowing for vertical development of up to 3 floors. Both assets feature rectangular shapes and flat terrain, which are essential factors for ensuring ease of construction and maximizing architectural efficiency. Securing these well-positioned shares in a central municipality ensures that your investment remains a secure and solid asset for 3 decades of experience.

Description: Exclusive Investment Opportunity: Two Prime Residential Assets Sold as a Bundle. Unlock the potential of these two ideally located properties, perfect for residential development or investment. The first is a 50% share of a 564 sqm residential plot (Reg. No. 0/11700) in zone Kα6 with 90% density and 50% coverage. The second is a 2.87% share of a 223 sqm residential field (Reg. No. 2/4355) in zone Kα4 with 120% density and 50% coverage. Both properties feature rectangular shapes, flat terrain, and registered road access. No distribution agreement is in place for either asset.

Building Density: 90% (Plot) / 120% (Field)

Cover Factor: 50%

Town Planning Zone: Kα6 / Kα4

Proximity Landmarks: Located near the Aglantzia Community Centre and the University of Cyprus.

Strategic Location and Community Amenities

The true value of this property bundle 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 residency or capital appreciation.

Plots of land for sale in Aglantzia: A significant opportunity to secure a versatile residential bundle in a premium district.

Cyprus real estate investment: A top-tier asset perfect for those seeking value and growth through strategic land acquisition.

B1 Motorway: Situated just 1km away, providing immediate and effortless access for commuting across Nicosia and to other cities.

Aglantzia Community Centre: Reachable in just 3 minutes (1.4km), offering close proximity to essential amenities, banks, and local services.

University of Cyprus: Located within a 4-minute drive, ensuring a constant demand for high-quality residential units and student housing.

Mall of Cyprus: Positioned only 6 minutes away, providing seamless access to premier retail, dining, and entertainment centers.

Nicosia City Center: A short 10-minute drive ensures your development stays perfectly connected to the capital's central business heart.

If you are looking for G&P Lazarou trusted properties that provide both prestige and the perfect setting for a custom project, this Aglantzia bundle is a remarkable opportunity. Residential assets with these flexible planning parameters 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: **288m²**



Gallery

