

For Sale, Land, Plot, Nicosia, Aglantzia, 530m²

For Sale : **€ 430,000**

Description
Build The Foundation Of Your Future With This Exceptional Residential Plot Of 530 Sqm, Situated In A Highly Desirable And Peaceful Neighborhood 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 Well-Established Area Known For Its Quiet Atmosphere And Proximity To The Capital's Major Urban Hubs, This Site Provides A Rare Opportunity To Create A Private Sanctuary Or A Custom-Designed Family Residence In A Community Characterized By Stability And Enduring Appeal.

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 Suburban Character Of The Neighborhood. Investing In A Plot With Such Favorable Factors In This Strategic Location Ensures That Your Project Remains A Secure And Solid Asset For 3 Decades Of Experience.

Description FOR SALE RESIDENTIAL LAND IN AGLANTZIA, NICOSIA. This Exceptional Residential Plot Offers An Outstanding Opportunity To Build Your Dream Family Home. Spanning 530 Sq.m., The Land Provides A Generous And Manageable Size For Custom Development. The Property Falls Entirely Within The Kα6 Residential Zone (100%), Which Is Perfect For Traditional Housing Projects.
Building Density 90%
Cover Factor 50%
Town Planning Zone Kα6 (Residential)
Proximity Landmarks Located Near The University Of Cyprus And The Athalassa National Forest Park.

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.
University Of Cyprus: Situated Just 4 Minutes Away, Making It A Prime Location For Academic Professionals And Families Seeking Elite Education.
Athalassa National Forest Park: Reachable In Just 5 Minutes, Offering Immediate Access To Nicosia's Largest Green Lung For Recreation And Wellness.
Larnakos Avenue: Located Within A 4-Minute Drive, Providing Seamless Access To A Vibrant Commercial Hub With Shops, Cafes, And Daily Conveniences.
Mall Of Cyprus: Positioned Only 7 Minutes Away, Providing Effortless Access To Premier Shopping And Dining.
Nicosia City Center: A Short 10-Minute Drive Ensures Your Home 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 Home Project, This Aglantzia Site Is A Remarkable Opportunity. Residential Plots With 90% Density In Such A Coveted And Peaceful 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** Height: **10**

Area

Plot Area: **530m²**