

For Sale, Land, Plot, Nicosia, Ag Konst and Elenis, 504m²

For Sale : **€ 430,000**

Description
Establishing The Cornerstones Of Your Success With This Highly Desirable Residential Plot Situated In The Urban Heart Of The Agios Konstantinos And Eleni District In Nicosia. This Property Is Where Your Vision Takes Shape, Offering A Strategic Environment For Those Who Prioritize High-Yield Vertical Potential And Strategic Urban Acquisition. Located In One Of The Capital's Most Established And Central Neighborhoods, This Site Provides A Rare Opportunity To Create A Landmark Four-Storey Apartment Building In A Neighborhood That Constantly Rewards Strategic Real Estate Investment.

High-Yield Development And Strategic Acquisition

Falling Within The Kα3 Residential Planning Zone, This Asset Is A Top-Tier Choice For Strategic Acquisition And High-Yield Development. With A Significant 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 Modern Professional Housing Or A High-End Apartment Complex. The Plot Features An Excellent Frontage Of 20.90 Metres, Enhancing Its Development Appeal And Ensuring Your Investment Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description FOR SALE RESIDENTIAL PLOT IN NICOSIA. Acquire a residential plot with NO VAT in the highly sought-after, central Nicosia area of Agios Konstantinos and Eleni. This 504m² plot falls entirely within the Ka3 residential zone, ideal for high-density development. It allows for a substantial project with a 140% Building Density, 50% Cover Factor, 4 Max Floors, and a Max Height of 17 meters. The plot features an excellent frontage of 20.90m, enhancing its development appeal and visibility. Its central location provides excellent access to the city center and all amenities. The property offers a level topography and is situated in a high-demand pocket near essential city services and major professional road networks.
Building Density 140%
Cover Factor 50%
Town Planning Zone Residential (Zone Kα3)
Proximity Landmarks Located Near The Alsos Forest And Kallipoleos Avenue.

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 The City's Professional Pulse. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Resale Or High-End Rental Yields.

Plots Of Land For Sale In Nicosia: A Significant Opportunity To Secure A High-Density Residential Plot In The Central Agios Konstantinos And Eleni District.
Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Those Seeking Capital Appreciation And High-Yield Residential Potential Without VAT.
Alsos Forest (Akadimias Park): Situated Just 2 Minutes Away, Providing Immediate Access To One Of Nicosia's Most Beautiful Green Spaces For Recreation.
Kallipoleos Avenue: Reachable In Just 1 Minute, Connecting Your Project To Major Professional Services, Trendy Cafes, And Key Transportation Links.
University Of Cyprus: Located Within A 3-Minute Drive, Highlighting The Central And Academic Heart Of This Residential Zone.
The Landmark Nicosia: Positioned Only 3 Minutes Away, Underlining The Prestigious And Elite Nature Of This Residential Quarter.
Nicosia City Center: A Short 5-Minute Drive Ensures Your Development Stays Perfectly Connected To The Primary Financial Heart Of Cyprus.

If You Are Looking For G&P Lazarou Trusted Properties That Provide Both Prestige And The Perfect Setting For A High-Yield Project, This Nicosia Site Is A Remarkable Opportunity. Residential Plots With 140% Density In Such A Central 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: **Residential**

Height: **17**

Area

Plot Area: **504m²**