

For Sale, Land, Plot, Nicosia, Aglantzia, 929m²

For Sale : **€ 450,000**

Description
Build the foundation of your future with this expansive 929 sqm residential plot located in the heart of Aglantzia. This property is where your vision takes shape, offering a high-yield environment for those who prioritize strategic urban presence and a sophisticated architectural footprint. With the existing structure ready for demolition, this site provides a blank canvas for a modern apartment complex or a flagship multi-unit project in one of Nicosia's most stable and high-demand suburban markets.

High-Yield Development and Strategic Acquisition

Falling within the Kα4 residential zone, this asset is a top-tier choice for high-yield development and strategic investment. With an impressive building density of 120% and a coverage factor of 50%, the land offers exceptional potential for a substantial vertical project. These specifications allow for a robust architectural design of up to 3 floors and 13.5 metres in height, maximizing floor space while maintaining the high quality of life associated with the Aglantzia district. Whether you are planning a modern apartment complex or a bespoke residential building, this plot ensures your investment remains a secure and solid asset for 3 decades of experience.

Description FOR SALE RESIDENTIAL PLOT IN AGLANTZIA, NICOSIA. Prime 929m² residential plot in the heart of Aglantzia, Nicosia, ideal for development. There is an old, fully depreciated house to be demolished, creating a blank canvas. It falls within the Ka4 Residential Zone with 120% Building Density, 50% Cover Factor, up to 3 floors and 13.5m height. The property offers a large surface area and excellent development prospects in a central residential pocket near essential city services and major academic centers.
Building Density 120%
Cover Factor 50%
Town Planning Zone Residential (Ka4)
Proximity Landmarks Located near the University of Cyprus and the Aglantzia Municipal Hall.

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 rental yield or long-term residency.

Plots of land for sale in Aglantzia: A significant opportunity to secure a large-scale, high-density residential plot in a prime urban location.
Cyprus real estate investment: A top-tier asset perfect for those seeking capital appreciation and a high-quality lifestyle near key institutions.
University of Cyprus: Situated just 3 minutes away, making it a prime location for academic professionals and high-demand housing.
Aglantzia Municipal Hall: Reachable in just 2 minutes, highlighting the central and administrative heart of the area.
Athalassa National Forest Park: Located within a 4-minute drive, offering access to Nicosia's largest green lung for recreation and wellness.
Mall of Cyprus: Positioned only 6 minutes away, providing seamless access to major retail, dining, and entertainment centers.
Nicosia City Center: A short 8-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 high-yield project, this Aglantzia site is a remarkable opportunity. Residential plots with 120% density and this much square footage 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: **14**

Area

Plot Area: **929m²**