

For Sale, Land, Plot, Nicosia, Aglantzia, 279m²

For Sale : **€ 130,000**

Description
Build the foundation of your future with this exceptional residential half-plot of 279 sqm, situated in one of the most sought-after and vibrant neighborhoods of Aglantzia. This property is where your vision takes shape, offering a balanced environment for those who prioritize a blend of "Small Development" and "High-Value Living." Located in a friendly, high-demand area known for its unique character and proximity to essential urban hubs, this site provides a rare opportunity to create a modern custom home or a boutique multi-unit project in one of Nicosia's most consistent and stable real estate markets.

Small Development and High-Value Living

Falling within the Kα4 residential zone, this asset is a prime choice for those looking to balance versatility with significant yield potential. With a building density of 120% and a coverage factor of 50%, the land offers ample potential for a sophisticated residential 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 family residence, this plot ensures your investment remains a secure and solid asset for 3 decades of experience.

Description: For Sale: Half Residential Plot in Prime Aglatzia, Nicosia. Beautiful 279 m² half-plot in one of Aglatzia's most sought-after areas. Ka4 zone (100%) – 50% cover factor, 120% building density, 3 floors up to 13.5 m. Title deed available. The plot offers a level surface and excellent accessibility, making it ideal for immediate development in a high-demand residential pocket.
Building Density: 120%
Cover Factor: 50%
Town Planning Zone: Residential (Kα4 100%)
Proximity Landmarks: Located near the University of Cyprus and the Skali Aglantzias Cultural Centre.

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 high-density residential half-plot in a premium district.
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 student housing.
Skali Aglantzias: Reachable in just 2 minutes, providing immediate access to cultural landmarks and community event spaces.
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 7 minutes away, providing seamless access to major retail, dining, and entertainment centers.
Nicosia City Center: A short 8-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 project, this Aglantzia site is a remarkable opportunity. Residential plots with 120% density in such a coveted and 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 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: **279m²**