

For Sale, Land, Plot, Nicosia, Aglantzia, 586m²

For Sale

Description
Build the foundation of your future with this exceptional residential plot of 568 sqm located in a prime area 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." Situated in a friendly and accessible neighborhood, this site provides a unique opportunity to replace an existing structure with a modern residential masterpiece or a boutique apartment project in one of Nicosia's most consistently in-demand suburban sectors.

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 multi-unit 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 high-end apartment complex or a spacious custom residence, this plot ensures your investment remains a secure and solid asset for 3 decades of experience.

Description: For Sale: Residential Plot in Aglatzia, Nicosia. A 568 m² residential plot in Aglatzia, zoned Kα4 (100%) with an old house on the property. The property is suitable for the construction of a three-storey building, offering a smooth surface and excellent development potential. The asset is situated in a high-demand residential pocket, providing a peaceful living environment within a well-established community.
Building Density: 120%
Cover Factor: 50%
Town Planning Zone: Kα4 (100%)
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 rental yield or long-term residency.

Plots of land for sale in Aglantzia: A significant opportunity to secure a high-density residential 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.
Athalassa National Forest Park: Reachable in just 4 minutes, offering immediate access to Nicosia's largest green lung for recreation and wellness.
Skali Aglantzias: Located within a 3-minute drive, providing access to cultural landmarks and community event spaces.
Mall of Cyprus: Positioned only 7 minutes away, offering seamless access to major retail, dining, and entertainment centers.
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 project, this Aglantzia site is a remarkable opportunity. Residential plots with 120% density in such a coveted 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: **586m²**

Further Details

Corner Plot