

For Sale, Land, Plot, Nicosia, Aglantzia, 539m²

For Sale : **€ 350,000**

Description
Build the foundation of your future with this exceptional residential corner plot of 539 sqm, situated in a prime location within Aglantzia. This property is where your vision takes shape, offering a serene and high-value environment for those who prioritize privacy, space, and a refined quality of life. Positioned in a central and well-connected area that bridges quiet suburban living with urban accessibility, this site provides a unique opportunity to create a private sanctuary or a custom-designed home in a neighborhood characterized by stability and steady demand.

Family Living and Long-term Investment

Falling 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 significant outdoor area. These specifications allow for the construction of elegant residences across 2 floors with a maximum height of 10 metres, ensuring a low-density atmosphere that preserves the suburban character of the area. Investing in a corner plot with such favorable factors and registered road access ensures that your project remains a secure and solid asset for 3 decades of experience.

Description: Residential corner plot in Aglatzia, 539 m², zoned Kα6. It allows 2 floors (up to 10 m height) and has registered road access. The property offers a flat surface and excellent road frontage, making it ideal for immediate development in a high-demand residential pocket that offers both tranquility and connectivity.
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 corner 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 those seeking proximity to elite education.
Athalassa National Forest Park: Reachable in just 5 minutes, offering immediate access to Nicosia’s largest green lung for recreation and wellness.
Aglantzia Municipal Park: Located within a 4-minute drive, providing extra green space for family outings and physical activity.
B1 Motorway: Positioned only 6 minutes away, ensuring seamless connectivity to the rest of Nicosia and major coastal cities.
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 corner 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: **539m²**

Further Details

Corner Plot