

For Sale, Land, Plot, Nicosia, Aglantzia, 669m²

For Sale : **€ 500,000**

Description
Build The Foundation Of Your Future With This Exceptional Residential Plot Of 669 Sqm, Situated In One Of The Most Desirable And High-Value Locations In 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. Attached Directly To The Iconic Akadimias Park, This Site Provides A Rare Opportunity To Create A Modern Apartment Complex Or A Landmark Multi-Unit Project In One Of Nicosia's Most Stable And Coveted 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 For The Rental Market Or A Bespoke Flagship Residence Facing The Park, This Plot Ensures Your Investment Remains A Secure And Solid Asset For 3 Decades Of Experience.

Description For Sale: Prime Residential Plot in Aglatzia, Nicosia. 669 m² residential plot attached to Akadimias Park – one of Aglatzia's most beautiful and sought-after locations. Zoned Kα4 (100%) with 50% cover factor and 120% building density – allowing 3 floors up to 13.5 m. Registered road access and an old house on-site. The property offers a prime location 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 Kα4 (Residential)
Proximity Landmarks Located Directly Adjacent To Akadimias National Forest Park And Near The University Of Cyprus.

Strategic Location And Community Amenities

The True Value Of This Property Is Rooted In Its Strategic Location, Bridging The Gap Between Nature-Side Living 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 Parkside Location.
Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Those Seeking Capital Appreciation And A High-Quality Lifestyle Near Key Institutions.
Akadimias National Forest Park: Situated Directly Adjacent, Offering Residents Immediate Access To One Of The Capital's Most Beautiful Green Spaces.
University Of Cyprus: Reachable In Just 3 Minutes, Making It A Prime Location For Academic Professionals And High-Demand Housing.
Larnakos Avenue: Located Within A 2-Minute Drive, Providing Seamless Access To A Vibrant Commercial Hub With Shops And Daily Conveniences.
Mall Of Cyprus: Positioned Only 6 Minutes Away, Providing Effortless Access To Premier Shopping And Dining.
Nicosia City Center: A Short 7-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 Direct Park Access 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: **669m²**