

For Sale, Land, Plot, Nicosia, Aglantzia, 688m²

For Sale : **€ 780,000**

Description
Establishing The Groundwork Of Your Ambitions With This Exceptional Commercial Plot Spanning 688 Sqm In A Rapidly Evolving Business Sector Of Aglantzia. This Property Is Where Your Vision Takes Shape, Offering A High-Yield Environment For Those Who Prioritize Strategic Urban Presence And Maximum Roi. Situated In A High-Potential Location Known For Its Excellent Accessibility, This Site Provides A Unique Opportunity To Develop A Modern Professional Complex Or A Landmark Multi-Unit Project In A Neighborhood That Consistently Commands High Demand.

High-Yield Development And Strategic Acquisition

Falling Within The Eβ5 Commercial Zone, This Asset Is A Top-Tier Choice For Strategic Acquisition And High-Yield Development. With A Significant Building Density Of 120% And A Coverage Factor Of 50%, The Land Offers Exceptional Potential For A Vertical Project. These Specifications Allow For A Robust Architectural Design Of Up To 3 Floors With A Maximum Height Of 13.5 Metres, Making It Perfectly Suited For Professional Offices, Retail Spaces, Or A High-End Mixed-Use Building. Investing In A Plot With Such Significant Development Factors And Registered Road Access Ensures That Your Project Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description For Sale: Commercial Plot in Aglatzia, Nicosia. 688 m² commercial plot in Aglatzia, zoned Eβ5 (100%) with 120% building density and 50% cover factor – allowing 3 floors up to 13.5 m. Registered road access. High-potential location close to amenities. The property offers a prime commercial location and excellent development prospects in a central business pocket near essential city services and major road networks.
Building Density 120%
Cover Factor 50%
Town Planning Zone Commercial Zone Eβ5(100%)
Proximity Landmarks Located Near The Aglantzia Municipal Hall And 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 The City's Professional Pulse And Essential Urban Infrastructure. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Commercial Leasing Or Corporate Residency.

Plots Of Land For Sale In Aglantzia: A Significant Opportunity To Secure A High-Density Commercial Plot In A Thriving Professional District.
Cyprus Real Estate Investment: A Top-Tier Commercial Asset Perfect For Those Seeking Capital Appreciation And High-Yield Potential In Nicosia.
Aglantzia Municipal Hall: Situated Just 2 Minutes Away, Highlighting The Central And Administrative Importance Of This Professional Zone.
University Of Cyprus: Reachable In Just 3 Minutes, Making It A Prime Location For Research Centers, Professional Offices, And Student-Facing Developments.
Larnakos Avenue: Located Within A 2-Minute Drive, Providing Seamless Access To One Of Nicosia's Busiest Commercial Arteries.
Mall Of Cyprus: Positioned Only 7 Minutes Away, Providing Effortless Access To Major Retail, Dining, And International Brands.
Nicosia City Center: A Short 8-Minute Drive Ensures Your Project Stays Perfectly Connected To The Capital’s Central Financial Heart.

If You Are Looking For G&P Lazarou Trusted Properties That Provide Both Prestige And The Perfect Setting For A High-Return Development, This Aglantzia Commercial Plot Is A Remarkable Opportunity. Commercial Assets With 120% Density In Such A Strategic 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 Starting Point For Your Legacy. G & P Lazarou Estate Agents Has Been A Leader In The Cyprus Property Market For Over 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: **Commercial** Height: **14**

Area

Plot Area: **688m²**