

For Sale, Land, Plot, Nicosia, Kaimakli, 261m²

For Sale : **€ 320,000**

Description
Small Development and High-Value Living

This 261 sqm residential plot in Aglantzia represents a strategic opportunity for those looking to invest in one of Nicosia's most consistently high-demand neighborhoods. Falling within the Kα4 planning zone with a building density of 120% and a 50% coverage factor, the property is perfectly suited for a modern three-storey residential building reaching a height of 13.5 meters. In March 2026, Aglantzia remains a primary destination for investors due to its role as an educational and administrative hub, with apartment prices in the area seeing an annual growth of 3% to 5%. The plot's registered road access and manageable size make it an ideal choice for a boutique apartment project or a sophisticated private residence. This micro-location benefits from a stable professional tenant base and proximity to major institutions, providing a secure foundation for long-term capital appreciation, a strategy we have mastered through 3 decades of experience.

Description For Sale: Prime Residential Plot in Nicosia. 261 sqm plot in Aglantzia, zoned Kα4 with 120% building density and 50% cover factor – allowing 3 floors up to 13.5 m. Registered road access. The site’s level topography and established neighborhood setting provide an efficient foundation for a bespoke residential project in an area that balances modern urban living with proximity to the capital's largest green spaces.

Building Density 120%
Cover Factor 50%
Town Planning Zone Residential (Kα4)
Proximity Landmarks Located near the SOPAZ Innovation Zone and the University of Cyprus campus.

Strategic Location and Community Amenities

The true value of this land is rooted in its sophisticated urban setting, offering a lifestyle that is perfectly connected to the academic and green heartbeat of Nicosia.

Plots of land for sale in Nicosia: A significant opportunity to acquire a well-positioned residential plot in the sought-after and high-growth district of Aglantzia.
Cyprus real estate investment: A high-potential asset perfect for those seeking stability and consistent rental demand in a 2026 market focused on energy-efficient urban housing.
SOPAZ Innovation Zone: Situated just 2 minutes away, placing your development at the edge of Nicosia’s primary 2026 hub for technology, research, and high-spec offices.
University of Cyprus: Reachable in just 4 minutes, ensuring a constant source of demand for residential units from academics, researchers, and professional staff.
Athalassa National Forest Park: Located within a 5-minute drive, offering the capital’s largest green expanse for walking, cycling, and outdoor recreation.
Frederick University: A short 3-minute drive away, further anchoring the property in a high-demand residential corridor favored by the academic community.
Eleftheria Square: Positioned only 9 minutes away, ensuring your project is seamlessly integrated into the retail, architectural, and administrative heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer superior building factors in a premier residential location, this Aglantzia plot is an unparalleled opportunity. Compact residential lands with such versatile potential in this central innovation corridor move quickly once they enter the market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this high-value site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Details

Property Type: **Land** Status: **Available** Website

Main Features

Property Subtype: **Plot** Town Planning Zone: **Residential** Height: **14**

Area

Plot Area: **261m²**