



For Sale, Land, Plot, Nicosia, Aglantzia, 322m²

MESA STO CHORIO, AGLANTZIA, NICOSIA, REG.
1/559

For Sale : **€ 144,000**

Description

Build the foundation of your future with this exceptional residential half-plot of 322 sqm, located in one of the most accessible and popular sectors 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 well-established neighborhood known for its proximity to major academic and commercial hubs, this site provides a rare opportunity to create a modern custom residence or a boutique multi-unit project in one of Nicosia's most stable and high-demand suburban markets.

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 residential 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 or a bespoke family residence, this plot ensures your investment remains a secure and solid asset for 3 decades of experience.

Description: For Sale: Residential Half Plot in Aglantzia, Nicosia. This 322 m² half-plot is in zone Kα4 (100%) with 120% building density and 50% cover factor, allowing up to 3 floors and 13.5 m height. Registered road access, title deed available, and no VAT. The property offers a flat surface and an even shape, making it ideal for immediate construction in a high-demand residential pocket near essential city services.

Building Density: 120%

Cover Factor: 50%

Town Planning Zone: Residential (Kα4 100%)

Proximity Landmarks: Located near the University of Cyprus and the Filoxenia Conference Centre.

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 half-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 housing.

Filoxenia Conference Centre: Reachable in just 4 minutes, highlighting the strategic and central nature of the immediate neighborhood.

Athalassa National Forest Park: Located within a 5-minute drive, offering access to Nicosia's largest green lung for recreation and wellness.

Mall of Cyprus: Positioned only 8 minutes away, providing 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 and no VAT requirements 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: **322m²**