



## For Sale, Land, Plot, Nicosia, Aglantzia, 1,328m<sup>2</sup>

For Sale : € 115,000

### Description

Build the foundation of your future with this substantial undivided 1/6 share of a residential field, corresponding to approximately 1328 sqm of prime land in the Aglantzia Municipality. 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. Boasting an exceptionally accessible location near the city's academic hub and major commercial services, this asset provides a unique opportunity to secure a foothold in one of Nicosia's most consistently developing residential sectors, perfect for a grand private sanctuary or a strategic long-term development project.

### Family Living and Long-term Investment

Falling within the Kα7 residential zone, this asset is a prime choice for those focusing on family living and long-term investment. With a building density of 80% and a coverage factor of 45%, the land emphasizes a balanced living environment with ample space for custom homes and outdoor amenities. These specifications allow for the construction of contemporary residences across 3 floors with a maximum height of 13.5 metres, maximizing the potential of the land while maintaining the high quality of life associated with the Aglantzia district. Investing in such a well-positioned share within a rapidly expanding area ensures that your investment remains a secure and solid asset for 3 decades of experience.

**Description:** This subject property comprises an undivided 1/6 share of a field of total area 7,972 sq.m. The share for sale corresponds to approximately 1,328 sq.m. and is located within the Aglantzia Municipality, Nicosia District. The field is in a highly accessible location, situated roughly 1.1 km northeast of the University of Cyprus. The property is accessible via multiple registered and under-construction road networks, with significant frontage on three sides. It falls within residential zone Kα7 with 80% building density, 45% coverage, 3 floors and a maximum height of 13.5m. No distribution agreement in place. The land is situated in a high-demand residential pocket, abutting a public green area and offering a peaceful living environment within a well-established community.

**Building Density:** 80%

**Cover Factor:** 45%

**Town Planning Zone:** Kα7

**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 residency or capital appreciation.

**Plots of land for sale in Aglantzia:** A significant opportunity to secure a substantial residential share in a high-demand district.

**Cyprus real estate investment:** A top-tier asset perfect for those seeking capital appreciation and a high-quality lifestyle near major institutions.

**University of Cyprus:** Situated just 3 minutes away, making it a prime location for those connected to the academic community and high-demand housing.

**Athalassa National Forest Park:** Reachable in just 5 minutes, offering immediate access to Nicosia's largest natural recreation area for wellness and exercise.

**Major Supermarkets:** Located within 900 metres, providing immediate proximity to essential amenities and daily services.

**Mall of Cyprus:** Positioned only 8 minutes away, offering seamless access to premier retail, dining, and entertainment.

**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 shares of this size in such a highly accessible 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.



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### Details

Property Type: **Land**

Status: **Available**

[Website](#)

### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Furnished: **Unfurnished**

### Area

Plot Area: **1,328m<sup>2</sup>**



## Gallery

