

For Sale, Land, Plot, Nicosia, Aglantzia, 574m²

For Sale : **€ 350,000**

Description
Build the foundation of your future with this prime residential plot of 574 sqm, situated in an enviable location within the vibrant district of Aglantzia. 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. Positioned near the academic heart of Nicosia, this site provides a unique opportunity to create a private sanctuary or a custom-designed home in a neighborhood characterized by stable growth and consistent demand.

Family Living and Long-term Investment

Falling predominantly within the Κα6 residential zone, this asset is a prime choice for those focusing on family living and long-term investment. With a building density of 90% and a coverage factor of 50%, the land emphasizes a balanced living environment that allows for custom homes with generous proportions and significant outdoor space. These specifications allow for the construction of an elegant residence across 2 floors with a maximum height of 10 metres, while the small portion of Δα2 zone ensures a touch of protected green space nearby, preserving the suburban character of the area. Investing in a plot with such favorable factors and a ready title deed ensures that your project remains a secure and solid asset for 3 decades of experience.

Description: Prime residential plot of 574 m² in Aglantzia, Nicosia, zoned Κα6 (93%) & Δα2 (7%), with registered road access and title deed. Positioned near the University of Cyprus and key amenities, suitable for up to 2 floors and 10 m height. The plot features a level topography and is situated in a high-demand pocket, providing a peaceful living environment with immediate access to major urban arteries and essential city services.
Building Density: 90%
Cover Factor: 50%
Town Planning Zone: Κα6 (93%) & Δα2 (7%)
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 the city's commercial and academic pulse. This ensures that your project remains highly accessible, providing a competitive edge for future resale or long-term residency.

Plots of land for sale in Aglantzia: A significant opportunity to secure a high-quality residential plot in a premium family-oriented 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.
Athalassa National Forest Park: Reachable in just 4 minutes, offering immediate access to Nicosia’s largest green lung for recreation and wellness.
Larnakos Avenue: Located within a 3-minute drive, providing seamless access to a vibrant commercial hub with shops, cafes, and daily conveniences.
Mall of Cyprus: Positioned only 7 minutes away, providing effortless access to premier retail and entertainment centers at the city entrance.
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 home project, this Aglantzia site is a remarkable opportunity. Residential plots with 90% density in such a coveted and peaceful 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: **10**

Area

Plot Area: **574m²**