

For Sale, Land, Field, Nicosia, Aglantzia, 8,826m²

For Sale : **€ 1,200,000**

Description
For Sale Residential Land In Aglantzia, Nicosia.
An exceptional opportunity to acquire a substantial residential field in the highly sought-after municipality of Aglantzia, Nicosia. With a total land area of 8,826 m², this impressive property offers outstanding development potential, making it an ideal choice for developers and investors seeking a large-scale residential project in one of the capital's most desirable and rapidly developing districts.
The property falls entirely within the Κα4 Residential Planning Zone, benefiting from a 120% building density, 60% coverage factor, permission for development of up to 3 storeys, and a maximum building height of 13.5 metres. These highly favourable planning parameters provide exceptional flexibility for the construction of apartment complexes, residential developments, townhouses or mixed residential projects.
Situated in a prime residential location, the property enjoys immediate access to a wide range of amenities and services. Aglantzia is one of Nicosia's most established residential areas, combining excellent connectivity with educational institutions, green spaces and commercial facilities.
The property is situated approximately 1.0 km from the University of Cyprus, 1.5 km from Athalassa National Forest Park, 2.0 km from Aglantzia Municipality Centre, 4.5 km from the Mall of Cyprus, 4.8 km from Nicosia General Hospital, 5.0 km from Eleftheria Square, 5.5 km from the GSP Stadium and approximately 5.8 km from Nicosia City Centre.
Combining a prime residential zoning designation, extensive development potential and a strategic location, this property represents an outstanding investment opportunity in one of Nicosia's most prestigious residential areas.
To discover more options in this area, you can browse our complete portfolio of residential land for sale in Nicosia directly from our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

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

Main Features

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

Area

Plot Area: **8,826m²**