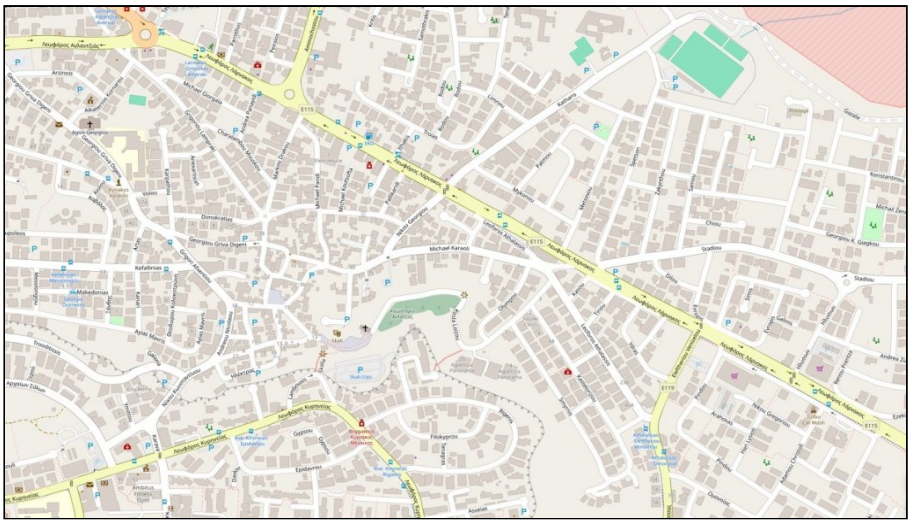

For Sale, Land, Plot, Nicosia, Aglantzia, 2,458m²

For Sale : **€ 1,200,000**

Description
For Sale Two Adjacent Residential Plots in Aglantzia, Nicosia
G&P Lazarou Estate Agents proudly presents an outstanding investment opportunity in one of Nicosia's most desirable and rapidly developing residential areas. These two adjacent residential plots, offered together as a single sale, provide a combined area of **2,458 sq.m.** (1,162 sq.m. + 1,296 sq.m.), making them an exceptional choice for property developers, construction companies, or investors seeking a high-potential project in a prime location.
The plots enjoy a regular rectangular shape, allowing maximum flexibility for planning and development while optimising land use. Located in an established residential neighbourhood with excellent accessibility, they are perfectly suited for the construction of modern residential developments, luxury homes, apartment buildings, or other residential projects, subject to the relevant planning regulations.
With an impressive **120% building density** and **70% coverage coefficient**, together with a maximum permitted height of **7 metres** and **2 floors**, the property offers excellent development potential and strong long-term investment value. Furthermore, the plots benefit from direct access to a public road and are fully serviced with water and electricity, allowing for a smooth and efficient development process.
A significant advantage of this offering is that **no VAT is applicable**, creating substantial savings for investors and enhancing the overall value of this rare acquisition. Offered at an asking price of **€1,200,000**, this is an exceptional opportunity to secure a sizeable development site in one of the capital's most sought-after locations.
Conveniently positioned close to schools, universities, supermarkets, healthcare facilities, parks, shopping centres, restaurants, cafés, and major road connections, the property combines excellent accessibility with strong future growth prospects. Whether you are looking to develop immediately or secure a strategic land investment, this unique opportunity deserves your attention.
Nearby Landmarks
• University of Cyprus – approximately 1.5 km
• Athalassa National Forest Park – approximately 1.8 km
• Cyprus Mall (under development area) – approximately 3.5 km
• Nicosia General Hospital – approximately 4.5 km
• GSP Stadium – approximately 4.0 km
• Supermarkets, schools, pharmacies, cafés and restaurants – within 300–700 m
• Easy access to Limassol Avenue and the motorway – approximately 1.2 km
To discover more options in this area, you can browse our complete portfolio of plots for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/plot/
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: **Plot**
Town Planning Zone: **Residential**
Height: **7**

Area

Plot Area: **2,458m²**

Further Details

Water, Electricity