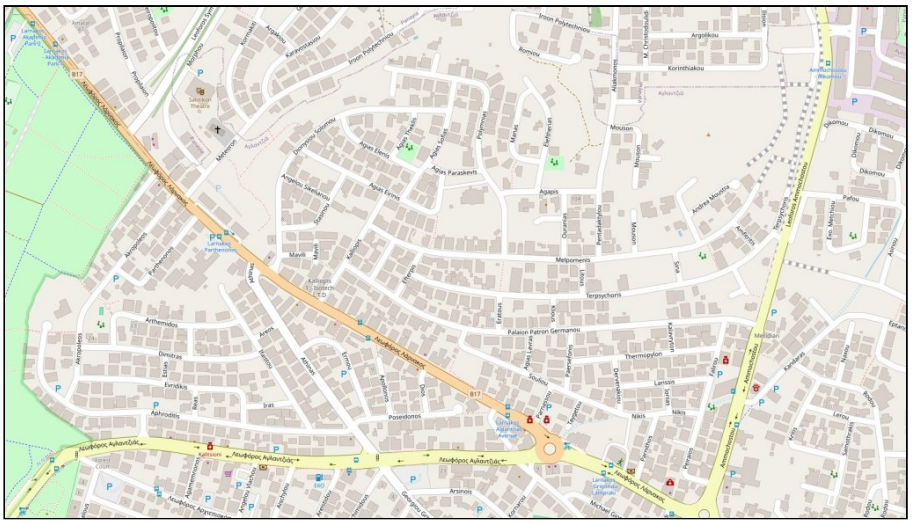

For Sale, Land, Nicosia, Aglantzia, 304m²

For Sale : **€ 160,000**

Description
For Sale Residential Plot In Aglantzia,Nicosia
High-Yield Residential Development Canvas in Aglantzia’s Core University & Corporate Hub
Secure an exceptional residential property asset with this prime plot for sale in the highly sought-after municipality of Aglantzia, Nicosia. Spanning a practical total area of 304 sq.m. with a 100% allocation inside the official Kα4 High-Density Residential Zone, this property delivers an outstanding density ratio. Positioned in immediate proximity to the University of Cyprus (UCY) and primary commercial avenues, it stands as an absolute premier acquisition choice for private buyers looking to build a multi-storey family residence, or smart developers seeking a high-turnover plot for a 3-storey apartment block catering to academic staff, students, and young professionals.
Official Planning Parameters & High-Yield Residential Zoning (Zone Kα4 100%)
Operating under high-density residential planning regulations, the plot offers maximum structural yield and build potential:
Total Land Area: 304 sq.m. — An efficient, high-utility footprint designed for optimized vertical development.
Planning Zoning: Kα4 (100% Residential Ratio) — Fully designated for modern high-density residential construction.
Maximum Building Density (Building Destiny): 120% — Yields a massive total gross interior build potential of up to 364.8 sq.m. across floors.
Maximum Coverage Factor: 50% — Allows for a foundational ground-floor footprint of up to 152 sq.m., leaving the remaining 50% open for covered parking, verandas, and landscaped surrounds.
Structural Thresholds: Officially permits structures up to 3 Storeys Max with an extended height clearance of 13.5 Meters.
Direct Infrastructure & Road Access
Registered Road Access: The property directly abuts a registered public road, ensuring immediate, legally clear vehicular access. This guarantees straightforward building permit approvals, smooth construction logistics, and immediate connection to public utility grids (electricity, water, and high-speed telecommunications).
Property Features
Property Type: High-Density Residential Plot
Listing Type: Available For Sale
Location: Aglantzia, Nicosia
Total Land Area: 304 sq.m.
Planning Zone: Zone Kα4 (100% High-Density Residential)
Building Density (Destiny): 120% (Up to 364.8 sq.m. total interior build potential)
Coverage Factor: 50% (Up to 152 sq.m. ground floor footprint)
Maximum Structural Height: 13.5 Meters
Maximum Floors Allowed: 3 Storeys Max
Access Infrastructure: Frontage on Registered Public Road (Turn-Key Development Potential)
Nearby Landmarks & Amenities
Perfectly anchored within Aglantzia’s vibrant urban grid at these exact coordinates, the plot places key educational, natural, and commercial hubs within rapid reach:
The University of Cyprus (UCY Campus) is located just minutes away, injecting permanent, high-volume tenant demand for residential apartments and guaranteeing consistent capital growth.
Athalassa National Forest Park: Situated in the immediate vicinity, providing miles of lush green walking paths, running trails, bicycle tracks, and scenic botanical scenery.
Primary Retail & Lifestyle High Streets (Larnakos Avenue & Aglantzias Avenue) are accessible in seconds, hosting major supermarkets, gourmet bakeries, popular franchise cafes, banks, and pharmacies.
Akropolis Park & Alsos Forest (Kefallonias Park) are positioned close by, offering peaceful outdoor recreation areas within the city.
Central Nicosia & Business District: Reachable in under 5 to 7 minutes via direct arterial avenues, facilitating fluid daily commutes.
Fluid Highway Connectivity: Positioned with effortless connection pathways straight onto the main A1 highway network leading toward Limassol, Larnaca, and Larnaca International Airport.
To discover more fields for sale in Nicosia, you can browse our complete portfolio directly through our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/sort_by/website_listing_date/sort_direction/desc/
Contact G&P Lazarou Estate Agents today at +357 22 024949 or email nicosia@gplazarou.com for more information or to arrange a viewing!

Details

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

Area

Plot Area: **304m²**