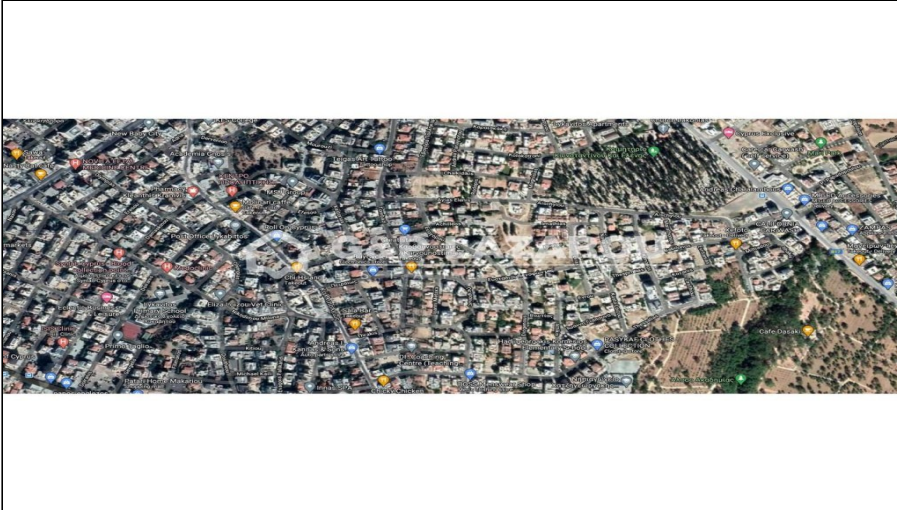




For Sale, Land, Plot, Nicosia, Ag Konst and Elenis, 320m²

For Sale : € 250,000

Description

Establishing The Cornerstones Of Your Success With This Strategically Located Residential Plot Of 320 Sqm Positioned In The High-Demand Urban Heart Of Nicosia. This Property Is Where Your Vision Takes Shape, Offering A Strategic Environment For Those Who Prioritize High-Yield Vertical Potential And Versatile Acquisition Strategies. Located In A Neighborhood Renowned For Its Accessibility And Central Convenience, This Site Provides A Rare Opportunity To Create A Landmark Four-Storey Apartment Building In A Community That Constantly Rewards Strategic Real Estate Investment.

High-Yield Development And Strategic Acquisition

Falling Within The Kα3 Residential Planning Zone, This Asset Is A Top-Tier Choice For Strategic Acquisition And High-Yield Development. With A Significant Building Density Of 140% And A Coverage Factor Of 50%, The Land Offers Exceptional Potential For A Vertical Project. These Specifications Allow For A Robust Architectural Design Of Up To 4 Floors With A Maximum Height Of 17 Metres, Making It Perfectly Suited For Modern Professional Housing Or A High-End Apartment Complex. The Added Flexibility Of A Contribution Agreement Or Exchange Option Ensures Your Investment Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description Residential plot 320sqm located in Nicosia close to all amenities and services. The plot falls within the residential planning zone Kα3 with 140% building density, 50% coverage, 4 floors and a maximum height of 17m. In addition, the plot except from sale, it can be offered for contribution agreement or for exchange. Title deed is available. The property offers a level topography and is situated in a high-demand urban pocket near essential city services, providing the ideal foundation for an ambitious residential project.

Building Density 140%

Cover Factor 50%

Town Planning Zone Residential (Zone Kα3)

Proximity Landmarks Located Near The Alsos Academy Forest Park And The University Of Cyprus Academy Campus.

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 Professional Pulse. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Resale Or High-End Rental Yields.

Plots Of Land For Sale In Nicosia: A Significant Opportunity To Secure A High-Density Residential Plot In A Central And Highly Serviceable District.

Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Those Seeking Capital Appreciation And High-Yield Residential Potential Through Flexible Acquisition.

Alsos Academy Forest Park: Situated Just 2 Minutes Away, Providing Immediate Access To One Of Nicosia's Most Beautiful Green Spaces For Recreation.

University Of Cyprus Academy Campus: Reachable In Just 3 Minutes, Highlighting The Central And Academic Heart Of This Residential Zone.

Larnakos Avenue: Located Within A 2-Minute Drive, Connecting Your Project To One Of Nicosia's Primary Commercial And Transport Arteries.

Kallipoleos Avenue: Positioned Only 2 Minutes Away, Providing Seamless Access To Major Professional Services, Trendy Cafes, And Key Transportation Links.

Nicosia City Center: A Short 6-Minute Drive Ensures Your Development Stays Perfectly Connected To The Primary Financial Heart Of Cyprus.

If You Are Looking For G&P Lazarou Trusted Properties That Provide Both Prestige And The Perfect Setting For A High-Yield Project, This Nicosia Site Is A Remarkable Opportunity. Residential Plots With 140% Density And Flexible Terms In Such A Central 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 Starting Point For Your Legacy. G & P Lazarou Estate Agents Has Been A Leader In The Cyprus Property Market For Over 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**

Area

Plot Area: **320m²**



Gallery

