



For Sale, Land, Plot, Nicosia, Aglantzia, 567m²

Residential plot located in Aglantzia/Palouriotissa border.

For Sale : € 210,000

Description

Build the foundation of your future with this exceptional residential plot situated in a prime location on the border of Aglantzia and Palouriotissa. 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 in a central and well-connected area that bridges two of Nicosia's most active districts, this site provides a unique opportunity to create a private sanctuary or a small-scale development in a neighborhood characterized by stability and steady demand.

Family Living and Long-term Investment

Falling within the Kα6 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. These specifications allow for the construction of elegant residences or a multi-unit project across 2 floors with a maximum height of 10 metres, ensuring a low-density atmosphere that preserves the suburban character of the area. Investing in a plot with such favorable factors at the intersection of two key municipalities ensures that your project remains a secure and solid asset for 3 decades of experience.

Description: Residential Plot for Sale – Aglantzia/Palouriotissa Border. Situated in a prime location on the border of Aglantzia and Palouriotissa, this residential plot offers excellent development potential in a central and well-connected area. The plot falls within residential planning zone Kα6 with 90% building density, 50% coverage, 2 floors and a maximum height of 10m. The asset 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: Residential (Kα6)

Proximity Landmarks: Located near the Satiriko Theatre and the University of Cyprus.

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 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 well-connected border district. Cyprus real estate investment: A top-tier asset perfect for those seeking capital appreciation and a high-quality lifestyle near cultural hubs.

Satiriko Theatre: Situated just 2 minutes away, serving as a well-known cultural landmark and anchor for the local community.

University of Cyprus: Reachable in just 4 minutes, making it a prime location for academic professionals and those seeking proximity to elite education.

Aglantzia Municipal Park: Located within a 3-minute drive, offering immediate access to green spaces for recreation and exercise.

BMH Area: Positioned only 5 minutes away, providing seamless access to central transportation links and secondary schools.

Nicosia City Center: A short 7-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 border plot is a remarkable opportunity. Residential plots with 90% density in such a strategic and 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 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**

Area

Plot Area: **567m²**



Gallery

