



#14785

Spacious Residential Plot for Sale in Aglantzia, Nicosia (14785)

 Aglantzia, Nicosia

€495,000 +VAT



Overview

Specifications

Area

 **543 m²**

Type	Building Plot	Title deed	Yes
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Description

Residential Plot for Sale in Aglantzia, Nicosia

Property Overview

A rare opportunity to acquire a premium residential plot in one of Nicosia's most desirable neighborhoods. This flat and well-shaped piece of land with a total area of 543 square meters is perfect for constructing a modern family home or developing a profitable investment property.

The plot features a rectangular shape with a 26-meter road frontage, providing flexibility for architectural design, entry points, and landscaping. Its flat terrain simplifies construction, while direct access via a registered road ensures full infrastructure readiness and convenient entry.

Planning characteristics

Plot Size: 543 sq.m.

Planning Zone: Kα6

Building Coefficient: 90%

Coverage Ratio: 50%

Floors Allowed: 2 (up to 10m height)

Title Deed: Separate

Location Overview

Situated in a well-established residential area within Nicosia, this property offers a peaceful environment with easy access to key city destinations. Essential amenities such as supermarkets, cafés, schools, and parks are just a short drive away, creating a balanced setting ideal for both families and professionals.

Investment Potential



Additional information

Features

City view

Easy access to highway

Easy access to main roads

Distances

Amenities

 500 m

Airport

 48 km

Sea

 53 km

Public transport

 500 m

Schools

 1.5 km

Resort

 1.9 km

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka6	50%	90%	10 m	2	-

Contact us



Christos Ioannides

 (+357) 95146944

 valantodc@gmail.com

