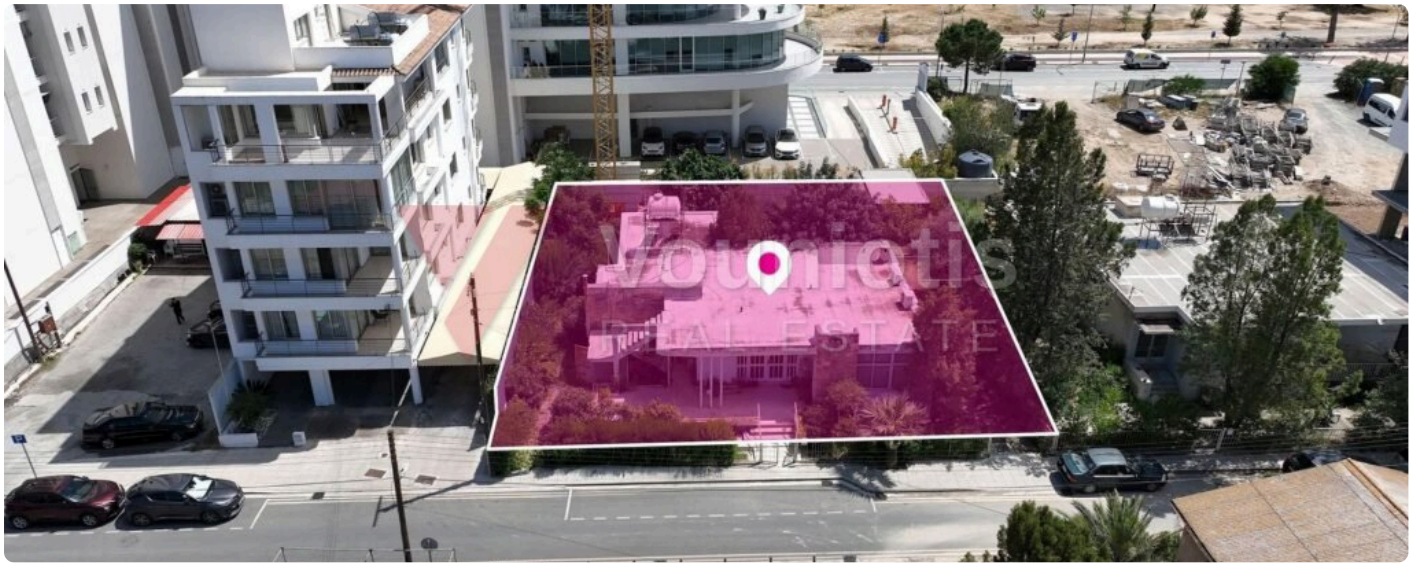
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Development Opportunity – Residential Plot in Agios Antonios, Nicosia

€ 690,000

Agios Antonios, Nicosia

TYPE	AREA	BUILD FACTOR	SITE COVERAGE
Plot	**692 m²**	**140%**	**50%**

PLANNING ZONE	REFERENCE
Kα3	**CY-APT-2026-00003**

A prime location residential plot located in Agios Antonios, Nicosia. Key Site Details: Total Land Area: 692sq.m. Road frontage: 24m Existing Structure: An obsolete residential house of approximately 120sq.m., constructed in 1975 A demolition permit has been issued with an expiry date of 08/06/2029 (Application No. 01.200.9872). Zoning & Potential (Zone Kα3): The property falls within the Kα3 Residential Zone, offering high density and vertical development flexibility: • Building Coefficient: 140% • Coverage: 50% • Floors: 4 Floors • Height: 17m Location • Approximately 230m from the Technical School of Nicosia • Approximately 360m from the University of Cyprus • Easy access to central Nicosia and surrounding amenities • Located in an established residential neighbourhood with good road connectivity Any agreement for the sale of the property or otherwise, will be signed with all the aforementioned owners of the property. Pending issuance of Energy Performance Certificate.

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