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Real estate

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# Exceptional Residential Plot in prestigious Aglantzia, Nicosia

## € 495,000

Prestigious Aglantzia, Nicosia

| TYPE | AREA | BUILD FACTOR | SITE COVERAGE |
|---|---|---|---|
| **Plot** | **543 m²** | **90%** | **50%** |

| PLANNING ZONE | REFERENCE |
|---|---|
| **Kα6** | **CY-APT-2026-00058** |

Residential Plot for Sale in Aglantzia – Nicosia Plot Size: 543 sq.m. Zone Kα6 Building Coefficient: 90% Coverage: 50% Floors Allowed: 2 (up to 10m) A rare opportunity to build in one of Nicosia's most desirable residential areas. This well-shaped, flat plot offers the perfect foundation for a modern home or a smart investment project. Rectangular Shape & Flat Terrain – Ideal for streamlined construction and creative architectural design. 26m Road Frontage – Great visibility and flexibility for entrances, landscaping, or a striking façade. Direct Access via Registered Road – Ensures smooth entry and infrastructure readiness. Prime Location: • Just 1.1km from the B1 nighway – Fast access to central Nicosia and beyond. • 1.4km from Aglantzia's lively community center – Cafés, shops, and everyday conveniences. • 1.5km from Archbishop Makarios III Lyceum – Perfect for families. Whether you're planning a stylish residence or a high-return development, this plot offers the space, zoning, and location to bring your vision to life. There is a separate title deed for this property.

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