

DELFI PROPERTIES

# Residential Field in Aglantzia, Nicosia in Aglantzia (Aglangia), Nicosia

## Aglantzia (Aglangia), Nicosia Residential Land

Price

## €115,000

* Subject to VAT



# Description

The property comprises an undivided 1/6 share of a residential field with a total land area of 7,972 sq.m., with the share for sale corresponding to approximately 1,328 sq.m., located within Aglantzia Municipality, Nicosia District. The field enjoys a highly accessible and strategic location, approximately 1.1 km northeast of the University of Cyprus and just 900 meters from major supermarkets and everyday amenities, offering strong potential for residential development or long-term investment. It benefits from multiple road frontages, including approximately 26 meters along a registered dirt road on its northern boundary, around 11 meters along a registered asphalt road on its northwestern boundary, and approximately 62 meters along an under-construction asphalt road on its southern boundary. In addition, the property adjoins a public green area to the southwest and is situated opposite government-owned land, enhancing its openness and long-term value. The field falls within residential planning zone Kα7, with a building coefficient of 80%, coverage of 45%, and permission for up to three floors (13.5m height). There is no distribution agreement in place.

## MAIN FEATURES:

**Coverage**
-%

**Density**
80%

**Zone**
Residential

**Land Area**
1328m$^2$

**Max-Height**
13.5m

**Title Deeds**
Yes



# Property Details

| | | | | |
|---|---|---|---|---|
| ○ Water Available | ○ Electricity Available | ✓ Asphalt Road | ○ Near Village | ○ Near City Centre |
| ○ Countryside view | ○ See view | ✓ City view | | |





# Invest In Your Future & Unlock Endless Opportunities

Location:





## Get In Touch


27, Diagorou Str. 4th Floor, 1097 Nicosia, Cyprus

delfiproperties.com.cy

info@delfiproperties.com.cy

80070008

+357 22 000093


## Disclaimer


Delfi Properties and Delfi Real Estate, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Delfi Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.