



Development Opportunity - Residential Plot in Agios Antonios, Nicosia

For Sale : **€ 690,000**

Description

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

The property is being sold as whole share by Themis and the co-owners of the property jointly. 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.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Furnished: **Unfurnished**

Area

Plot Area: **692m²**

Gallery

