

#56483



## Residential Plot with development potential in Agios Antonios, Nicosia

€690,000 <sup>+VAT</sup>

Covered

📏 120 m<sup>2</sup>

Plot 692 m<sup>2</sup>

Year of construction 1975

A prime location residential plot located in the residential area of 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 Ka3): The property falls within the Ka3 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

