Development Opportunity - Residential Plot in Agios Antonios, Nicosia

€690,000 +VAT

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 Κα3): The property falls within the Κα3 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

Bedrooms	Covered
3	120 m²

C.T. PROPERTY VALUERS & ESTATE AGENTS

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