



## For Sale, Land, Plot, Nicosia, Agioi Omologites, 815m<sup>2</sup>

For Sale : **€ 995,000**

### Description

Maximizing Your Urban Investment in one of Nicosia's most traditional and sought-after neighborhoods begins with securing a site that offers both expansive frontage and exceptional density. This residential plot in Agioi Omologites is a premier choice for those who prioritize High-Yield Development and Strategic Acquisition. Located in a high-demand urban pocket, this property provides the intensive development framework required to create a landmark residential project in a prime capital location.

### High-Yield Development and Strategic Acquisition

The property is situated within the Πλ8 residential planning zone, which is highly prized for its generous building density of 140% and a high coverage factor of 70%. These specifications are ideal for developers looking to maximize the building footprint, especially with the advantage of a 26-meter face frontage that allows for grand architectural designs and efficient underground parking layouts. While there are existing structures on the land, they hold no economic value, clearing the way for a modern, high-yield redevelopment project. Securing an asset with these robust building factors ensures your project remains a secure and solid asset for 3 decades of experience.

Description Residential Plot in Ag. Omologites area. It falls with the Residential Planing Zone Πλ8 with building factor 140% and coverage 70%. The plot has 26 meters face frontage also within the plot there are a buildings with no economic value. Title deed is available. The plot occupies a central position, offering a level topography and a wide street presence, providing the ideal foundation for an ambitious residential complex in a high-demand rental area.

Building Density 140%

Cover Factor 70%

Town Planning Zone Residential (Zone Πλ8)

Proximity Landmarks Located near the Ministry of Foreign Affairs and the Pedieos Linear Park.

### Strategic Location and Community Amenities

The true value of this land is rooted in its prestigious urban setting, providing a sophisticated lifestyle perfectly connected to the administrative and green heart of the Nicosia district.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density residential plot with wide frontage in the heart of Agioi Omologites.

Cyprus real estate investment: A high-yield residential asset perfect for those seeking capital appreciation and strong rental returns in a premier capital location.

Ministry of Foreign Affairs: Situated just 3 minutes away, placing your development in one of the capital's most central and elite administrative sectors.

Pedieos Linear Park: Reachable in just 4 minutes on foot, offering a lush green corridor for walking, cycling, and recreation in the city center.

Grivas Digenis Avenue: Located within a 2-minute drive, providing immediate access to the capital's main commercial and professional arteries.

Agioi Omologites Primary School: A short 2-minute drive away, making the location highly attractive for families seeking a central residence.

Eleftheria Square & City Center: Positioned only 6 minutes away, ensuring your project is seamlessly integrated into the cultural and retail heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of a high building factor and an expansive street frontage, this Agioi Omologites plot is an exceptional opportunity. Residential lands with 140% density in such traditional yet central zones move quickly once on the market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment possibilities of this high-yield site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

### Details

Property Type: **Land**

Status: **Available**

[Website](#)



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### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

### Area

Plot Area: **815m<sup>2</sup>**



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## Gallery

