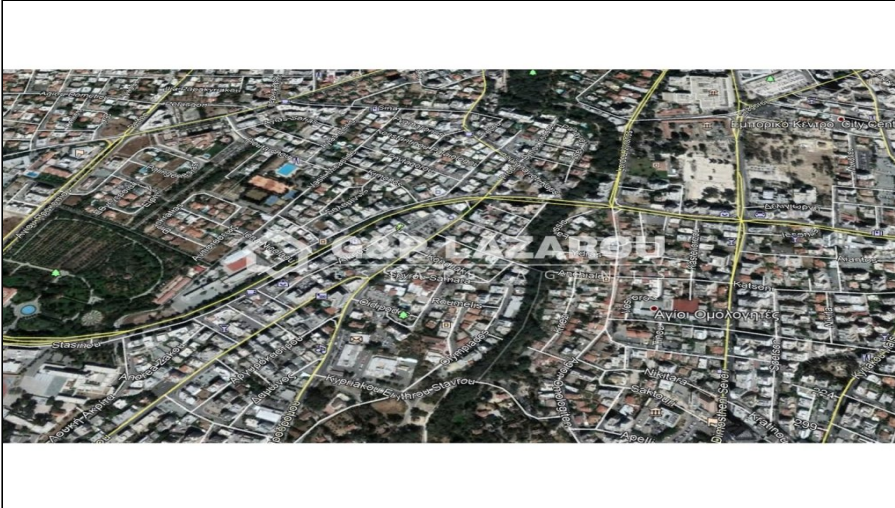




For Sale, Land, Plot, Nicosia, Agioi Omologites, 680m²

For Sale : € 700,000

Description

Maximizing Your Urban Investment in the heart of Nicosia begins with securing a rare dual-plot opportunity that offers unparalleled development volume. These two residential plots in Agioi Omologites are a premier choice for those who prioritize high-yield development and strategic acquisition. Located in one of the capital's most prestigious and established residential quarters, this combined site provides the intensive development framework required to create a landmark multi-unit project in a high-demand urban center.

High-Yield Development and Strategic Acquisition

The property is situated within the Kα3 residential planning zone, which is highly sought after by developers for its exceptional building density of 140% and a coverage factor of 50%. This zoning allows for a substantial total buildable area across both plots, supporting the construction of a contemporary residential block of up to 4 floors with a maximum height of 17 meters. Such parameters are ideal for developers looking to maximize the return on investment by creating luxury city apartments or an elite private complex. Securing an asset with these robust specifications ensures your project remains a secure and solid asset for over 3 decades of experience.

Description 2 Residential plots in Ag.Omologites area. It falls with the Residential Planning Zone Ka3 with a building density of 140% and a coverage coefficient of 50% maximum floors 4 and 17 meters height. The plots are situated in a central yet quiet pocket of Nicosia, offering a level topography and significant combined frontage, providing the ideal foundation for an ambitious architectural project in a location where land for high-density development is extremely limited.

Building Density 140%

Cover Factor 50%

Town Planning Zone Residential (Zone Kα3)

Proximity Landmarks Located near the Ministry of Interior and the Junior School.

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 commercial heart of the Nicosia district.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density dual-plot site in the heart of the distinguished Agioi Omologites quarter.

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 Interior: Situated just 3 minutes away, placing your development in one of the city's most central administrative sectors. The Junior School: Reachable in just 2 minutes, making the location highly attractive for families seeking proximity to top-tier international education.

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

Pedieos Linear Park: A short 5-minute walk away, offering a lush green corridor for walking, cycling, and recreation in the city center. 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 both central urban access and high buildable volume, these Agioi Omologites plots are an exceptional opportunity. Residential lands with 140% density in such distinguished locations move quickly once on the market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment possibilities of this 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](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **680m²**



Gallery

