



For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Pavlos, 2,086m²

For Sale : **€ 2,000,000**

Description

High-Yield Development and Strategic Acquisition

This significant commercial plot in Agios Dometios offers one of the highest development capacities in the district, making it an ideal choice for large-scale urban projects. With a building density of 160% and a permitted height of 24 meters across six floors, the site provides the expansive volume required for a modern corporate headquarters or a high-density mixed-use landmark. The 50% coverage factor ensures a balanced footprint that can accommodate essential parking and service infrastructure. In a city where vertical space is a premium asset, this plot stands out as a high-value acquisition for investors looking to maximize their development yield in a proven professional corridor, a strategy we have mastered through 3 decades of experience.

Description Large commercial plot in Agios Dometios. The property falls in commercial planning zone Eß3 with 160% building density, 50% coverage, 6 floors and a maximum height of 24m. The land offers a level topography and a commanding urban stance, providing an efficient foundation for a high-impact architectural project in a neighborhood defined by commercial growth and international diplomatic activity.

Building Density 160%

Cover Factor 50%

Town Planning Zone Commercial — Zone Eß3

Proximity Landmarks Located near the Embassy of the United States and the University of Nicosia.

Strategic Location and Community Amenities

The true value of this land is rooted in its elite urban setting, offering a sophisticated lifestyle and professional stature that is perfectly connected to the administrative and academic heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density, large-scale commercial plot in the prestigious Agios Dometios district.

Cyprus real estate investment: An institutional-grade asset perfect for those seeking maximum capital growth and high-volume yields in a premier capital location.

Embassy of the United States: Situated just 2 minutes away, adding a layer of security and international prestige to the immediate surroundings.

University of Nicosia: Reachable in just 3 minutes, placing your development in the primary professional and residential corridor for students and staff.

Nicosia Race Club: Located within a 3-minute drive, offering a unique historical and recreational anchor within the vicinity.

Nicosia District Court: A short 5-minute drive away, reflecting the area's status as a central legal and administrative hub.

Eleftheria Square: Positioned only 8 minutes away, ensuring your project is seamlessly integrated into the retail, cultural, and historical heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer the maximum possible building factor in a high-demand commercial setting, this Agios Dometios site is an unparalleled opportunity. High-density commercial lands of this caliber move quickly once they enter the market.

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

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Area

Plot Area: **2,086m²**