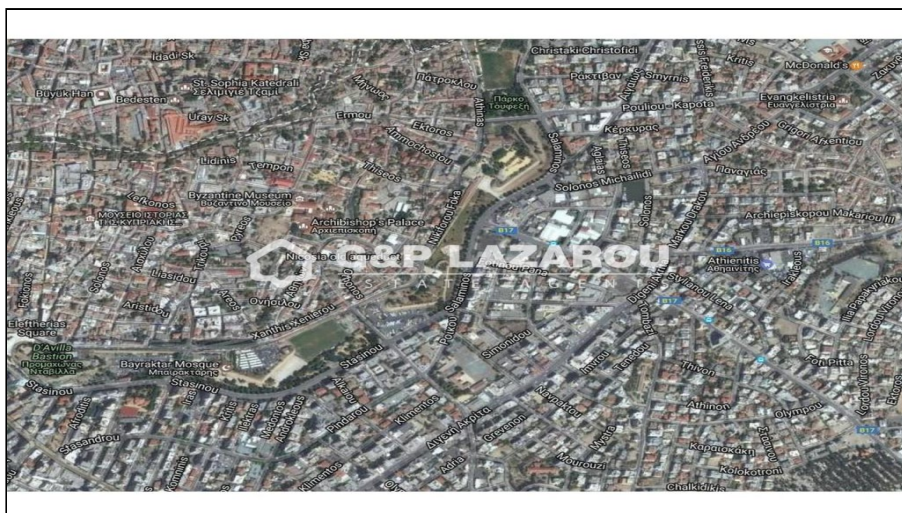




For Sale, Land, Plot, Nicosia, Ag. Antonios, 910m²

For Sale : **€ 2,000,000**

Description

Establishing The Cornerstones Of Your Success With This Premier Commercial Plot Positioned In The High-Yield Hub Of Agios Antonios. This Property Is Where Your Vision Takes Shape, Offering An Exceptional High-Yield Environment For Those Who Prioritize Strategic Urban Presence And Maximum ROI. Situated In One Of Nicosia's Most Dynamic Professional Sectors, This Site Provides A Rare Opportunity To Develop A High-Density Landmark Project In A Neighborhood That Constantly Rewards High-End Real Estate Investment.

High-Yield Development And Strategic Acquisition

Falling Within The Eα3 Commercial Zone, This Asset Is A Top-Tier Choice For Strategic Acquisition And High-Return Development. With An Exceptional Building Density Of 200% And A Coverage Factor Of 40%, The Land Offers Unmatched Potential For Vertical Expansion. These Specifications Allow For A Robust Architectural Design Of Up To 10 Floors With A Maximum Height Of 38 Metres, Maximizing Internal Floor Space And Commercial Visibility Near The Capital's Central Administrative And Cultural Heart. Investing In A Plot With Such Significant Growth Potential And Favorable Factors In This Strategic Location Ensures That Your Project Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description Commercial plot in Agios Antonios. The property falls within the commercial Planning Zone Eα3 with a building density coefficient of 200% and a coverage coefficient of 40% over 10 floors and 38 metres height. Title deed is available. The property offers a level topography and is situated in a high-demand pocket near essential city services and major financial corridors, providing the ideal foundation for an ambitious urban project.

Building Density 200%

Cover Factor 40%

Town Planning Zone Commercial (Zone Eα3)

Proximity Landmarks Located Near The OXI Roundabout And The Famagusta Gate.

Strategic Location And Community Amenities

The True Value Of This Property Is Rooted In Its Strategic Location, Bridging The Gap Between Nicosia's Historic Core And Its Modern Professional Pulse. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Corporate Tenants Or Commercial Success.

Plots Of Land For Sale In Nicosia: A Significant Opportunity To Secure A High-Density Commercial Plot In The Historically Rich Agios Antonios Quarter.

Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Developers Seeking Capital Appreciation And High-Yield Commercial Potential In The Capital.

OXI Roundabout: Situated Just 2 Minutes Away, Highlighting The Central Commercial And Social Pulse Of The Neighborhood.

Famagusta Gate: Reachable In Just 3 Minutes, Connecting Your Project To One Of Nicosia's Most Significant Cultural And Historical Landmarks.

Digeni Akrita Avenue: Located Within A 1-Minute Drive, Providing Seamless Access To One Of Nicosia's Busiest Commercial Arteries.

Eleftheria Square: Positioned Only 5 Minutes Away, Offering Effortless Access To The Redesigned Social Heart Of The City.

Nicosia City Center: A Short 3-Minute Drive Ensures Your Development Stays Perfectly Connected To The Primary Financial Heart Of Cyprus.

If You Are Looking For G&P Lazarou Trusted Properties That Provide Both Scale And The Perfect Setting For A High-Yield Project, This Agios Antonios Site Is A Remarkable Opportunity. Commercial Plots With 10-Floor Potential In Such A Command Location Move Quickly Once On The Market.

Contact G&P Lazarou Estate Agents Today To Arrange A Private Consultation And Discover How This Property Can Serve As The Starting Point For Your Legacy. G & P Lazarou Estate Agents Has Been A Leader In The Cyprus Property Market For Over 3 Decades Of Experience, Committed To Helping You Find The Perfect Ground For Your Success.

Details

Property Type: **Land**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Area

Plot Area: **910m²**



Gallery

