



For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Pavlos, 1,784m²

For Sale : € 734,000

Description

High-Yield Development and Strategic Acquisition

This expansive 1,784 m² residential plot in the Agios Pavlos quarter of Agios Dometios represents a massive opportunity for developers aiming for scale and efficiency. Boasting a building density of 120%, the site provides the necessary volume to create a substantial three-storey apartment complex. With a plot area of this magnitude, architects have the freedom to design a project that offers both high-density living and generous common spaces, ensuring the final product stands out in a competitive urban market. Securing a land parcel of nearly two square kilometers in such a central location is a strategic move for those looking to capitalize on Nicosia's growing residential demand, backed by 3 decades of experience.

Description Residential plot for sale in Agios Dometios (Agios Pavlos area). Falls within Residential Planning Zone Kα4 with allowance for 3 floors and 13.5m height. The land offers a level topography and an immense footprint, providing an efficient foundation for a high-volume residential project in a neighborhood defined by steady growth and professional energy.

Building Density 120%

Cover Factor 50%

Town Planning Zone Residential — Zone Kα4

Proximity Landmarks Located near the Coca-Cola Factory (Lanitis Bros) and the Nicosia Race Club.

Strategic Location and Community Amenities

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

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire an exceptionally large residential plot in the prestigious and active 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.

Coca-Cola Factory (Lanitis Bros): Situated just 2 minutes away, serving as a major industrial and commercial landmark that defines the area's professional activity.

Nicosia Race Club: Reachable in just 3 minutes, offering a unique historical and recreational anchor within the immediate vicinity.

University of Nicosia: Located within a 4-minute drive, placing your development near the primary residential corridor for the largest student population in the city.

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 and cultural heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer the maximum possible building factor on a large-scale site, this 1,784 m² plot is an unparalleled opportunity. High-density residential lands of this size in this specific professional corridor move quickly once they enter the market.

The Foundation of Your Future.

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: **Residential**



Area

Plot Area: **1,784m²**



Gallery

