



For Sale, Land, Plot, Nicosia, Agioi Omologites, 477m²

For Sale : **€ 1,300,000**

Description

Maximizing Your Potential in Nicosia's Premier Business District begins with acquiring an asset that offers the absolute maximum in vertical density and architectural prestige. This building plot in Agioi Omologites is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Positioned in a high-intensity urban zone, this property provides the most powerful development framework available to create a landmark multi-story project that captures the commercial pulse of the capital.

High-Yield Development and Strategic Acquisition

The property is situated within the EZ5 commercial planning zone, a category reserved for high-profile urban hubs. It offers an extraordinary building density of 200% and a coverage factor of 60%, parameters that are specifically designed for institutional-grade projects. These specifications allow for a landmark structure of up to 8 storeys and a maximum height of 31 meters. Such intensive buildable potential is ideal for developers looking to maximize floor area for Grade A corporate offices or premium mixed-use developments that command top-tier rental yields. Securing a versatile plot with this level of development volume ensures your project remains a secure and solid asset for 3 decades of experience.

Description Building plot up to 8 storeys, 31 meters height. The plot falls within the EZ5 commercial planning zone, providing a building density of 200% and a coverage factor of 60%. This represents one of the highest development coefficients in the capital, offering a perfect foundation for a visionary skyscraper or high-density headquarters in a location where such intensive zoning is exceptionally rare.

Building Density 200%

Cover Factor 60%

Town Planning Zone Commercial (Zone EZ5)

Proximity Landmarks Located near the Ministry of Finance and the Presidential Palace.

Strategic Location and Community Amenities

The true value of this land is rooted in its elite urban location, offering a prestigious professional environment that is perfectly connected to the financial and political heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a top-tier commercial plot with 200% density in the heart of Agioi Omologites.

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

Ministry of Finance: Situated just 2 minutes away, placing your development in the immediate vicinity of the island's primary economic authority.

Presidential Palace: Reachable in just 3 minutes, reflecting the area's status as the most prestigious and secure administrative quarter in the city.

Grivas Digenis Avenue: Located within a 1-minute drive, providing immediate access to Nicosia's primary commercial and business corridor.

Pedieos Linear Park: A short 4-minute walk away, offering a lush green corridor for recreation and wellness amidst the urban center.

Eleftheria Square: Positioned only 5 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 and floor count in a central location, this Agioi Omologites plot is an unparalleled opportunity. Commercial lands with 200% density and 8-storey potential are finite and move quickly once on 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: **Commercial**

Area

Plot Area: **477m²**



Gallery

