



For Sale, Land, Plot, Nicosia, Agioi Omologites, 554m²

For Sale : **€ 1,583,600**

Description

Maximizing Your Potential in Nicosia's Premier Business District begins with acquiring an asset that offers unparalleled density and a high-profile address. This commercial plot in the heart of Agioi Omologites is an exceptional choice for those who prioritize High-Yield Development and Strategic Acquisition. Positioned in a high-demand professional corridor with a history of strong appreciation, this property is perfectly suited for a landmark project that captures the commercial pulse of the capital.

High-Yield Development and Strategic Acquisition

The property is situated within the Eß3 commercial planning zone, offering a powerful combination of a 160% building density and a 50% coverage factor. These robust specifications allow for the development of a modern structure up to 6 floors high, reaching a maximum height of 24 meters. This density is ideal for developers looking to maximize floor area for Grade A executive offices or premium mixed-use developments that command top-tier rental yields. Securing a versatile plot with such intensive buildable potential in this central district ensures your project remains a secure and solid asset for 3 decades of experience.

Description Commercial plot centrally located in Agioi Omologites area of Nicosia, is available for sale together. The plot falls within the commercial planning zone Eb3 with a maximum building density coefficient of 160% and a coverage coefficient of 50% over 6 floors and 24 metres height. Title deeds are available. The plot occupies a high-visibility position in a bustling urban hub, providing the perfect foundation for a multi-use complex surrounded by established financial and governmental institutions.

Building Density 160%

Cover Factor 50%

Town Planning Zone Commercial (Zone Eb3)

Proximity Landmarks Located near the Ministry of Energy, Commerce and Industry and the American Academy Nicosia.

Strategic Location and Community Amenities

The true value of this land is rooted in its prime urban location, offering a prestigious professional environment that is perfectly connected to the financial and administrative heartbeat of the Nicosia district.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density commercial plot in the heart of the prestigious Agioi Omologites district.

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

Ministry of Energy, Commerce and Industry: Situated just 2 minutes away, placing your development in the immediate vicinity of the island's primary commercial authority.

American Academy Nicosia: Reachable in just 3 minutes, making the location highly attractive for families and professionals seeking proximity to elite private education.

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

The Landmark Nicosia: A short 3-minute drive away, offering proximity to elite business networking and luxury hospitality services.

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 in a central location, this Agioi Omologites commercial site is an unparalleled opportunity. Commercial lands with 160% density in such a prominent location 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: **554m²**



Gallery

