

For Sale, Land, Plot, Nicosia, Agioi Omologites, 764m²

For Sale : **€ 1,090,000**

Description
Securing a Masterpiece of Urban Development in the heart of the capital requires an asset that represents the absolute pinnacle of commercial intensity. These two adjacent commercial plots in Agioi Omologites, totaling 764 sq.m, are the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Positioned in the center of Nicosia's most influential business district, this combined site provides the most intensive development parameters available to create a visionary landmark project that rewards institutional-grade investment.

High-Yield Development and Strategic Acquisition

The property is situated within the Eβ2 commercial planning zone, a classification reserved for high-impact urban growth. With an exceptional building density of 180% and a coverage factor of 50%, this site allows for a massive buildable area, supporting a structure of up to 6 floors with a maximum height of 24 meters. These specifications are ideal for developers looking to maximize floor area for Grade A executive offices, high-end retail showrooms, or luxury residential units that cater to the city's professional elite. Acquiring a combined site with such high-tier building factors in a prime location ensures your project remains a secure and solid asset for 3 decades of experience.

Description Two adjacent Commercial Plots with total area (764 sq.m) in Ag. Omologites area. They fall within the Commercial Planing Zone Eβ2 with building factor 180% and coverage 50%. Title deed is available. The plots offer a significant combined road frontage and a level topography, providing a perfect foundation for a prominent architectural complex in a high-demand professional hub where land for high-density development is extremely scarce.
Building Density 180%
Cover Factor 50%
Town Planning Zone Commercial (Zone Eβ2)
Proximity Landmarks Located near the Ministry of Foreign Affairs and the Nikis Avenue commercial hub.

Strategic Location and Community Amenities

The true value of this land is rooted in its central urban location, offering a sophisticated professional environment perfectly connected to the financial and administrative pulse of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density combined commercial site in the prestigious Agioi Omologites quarter.
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 Foreign Affairs: Situated just 2 minutes away, placing your development in the immediate vicinity of the capital's most elite administrative sector.
Nikis Avenue: Reachable in just 1 minute, providing immediate access to one of Nicosia's most vibrant shopping, dining, and business high streets.
KPMG Headquarters: Located within a 3-minute drive, reflecting the area's status as a top-tier destination for global corporate offices.
Pedieos Linear Park: A short 4-minute walk away, offering a lush green corridor for recreation and wellness in the heart of the city center.
Eleftheria Square & City Center: Positioned only 5 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 combined site, these Agioi Omologites plots are an unparalleled opportunity. Commercial lands with 180% density in the city center are finite and move quickly.

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: **764m²**

Gallery

