



For Sale, Land, Plot, Nicosia, Agioi Omologites, 561m²

For Sale : € 980,000

Description

Unlocking the Pinnacle of Urban Potential begins with securing a position in Nicosia's most established residential and commercial hub. This residential plot in the heart of the Nicosia center is an exceptional choice for those who prioritize High-Yield Development and Strategic Acquisition. Located in a high-demand urban pocket, this property provides the intensive development framework required to create a landmark residential project in a prime capital location.

High-Yield Development and Strategic Acquisition

The property is situated within the Kα2 residential planning zone, which is highly sought after by developers for its superior building density of 160% and a coverage factor of 50%. This zoning is a rare find in the city center, allowing for a substantial total buildable area that can support the construction of a contemporary six-story building. Such parameters are ideal for developers looking to maximize the return on investment by creating luxury city apartments or an elite mixed-use complex that caters to the capital's professional elite. Securing an asset with these high-tier building factors ensures your project remains a secure and solid asset for 3 decades of experience.

Description Residential plot in Nicosia center. Ideal for a mixed use building. Title deed is available. The plot falls within the Kα2 residential planning zone, offering a building density of 160% and a coverage factor of 50%. Its central location and level surface make it a perfect foundation for immediate high-yield development in a location where land with such substantial buildable area is extremely scarce.

Building Density 160%

Cover Factor 50%

Town Planning Zone Residential (Zone Kα2)

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 prestigious urban setting, providing a sophisticated lifestyle perfectly connected to the administrative and financial pulse of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density residential plot in the heart of the city center.

Cyprus real estate investment: An institutional-grade asset perfect for those seeking capital appreciation and strong rental returns in a premier capital location.

Ministry of Energy, Commerce and Industry: Situated just 3 minutes away, placing your development in one of the capital's primary administrative sectors.

American Academy Nicosia: Reachable in just 2 minutes, making the location highly attractive for families seeking proximity to elite private education.

Grivas Digenis Avenue: Located within a 2-minute drive, providing immediate access to the capital's main commercial and professional arteries.

John Kennedy Avenue: A short 3-minute walk away, offering a wide range of boutique shops, banks, and trendy cafes.

Eleftheria Square & Old City: Positioned only 5 minutes away, ensuring your project is seamlessly integrated into the cultural and retail 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 Nicosia center plot is an unparalleled opportunity. Residential lands with 160% density in such distinguished locations move quickly once on the market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment possibilities 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: **561m²**



Gallery

