



For Sale, Land, Plot, Nicosia, Agioi Omologites, 1,812m²

For Sale : **€ 4,000,000**

Description

Building Your Legacy on Solid Ground begins with securing a significant footprint in one of Nicosia's most prestigious and elevated residential quarters. This expansive 1,812 m² corner plot in Agioi Omologites is an exceptional choice for those who prioritize High-Value Living and Strategic Acquisition. Located in a high-demand urban pocket with elevated city views, this property provides the versatile development framework required to create a landmark residential project in a prime capital location.

Small Development and High-Value Living

The property is situated within the Kα6 residential planning zone, offering a balanced building density of 140% and a coverage factor of 50%. These parameters are ideal for developers looking to create a sophisticated four-story building that maximizes the plot's generous 1,812 m² area while maintaining a sense of openness and luxury. As a corner plot in an elevated position, the site offers unique architectural possibilities and panoramic city views that command premium market value. The fact that the property is not subject to VAT and is fully equipped with water, electricity, and registered road access makes it a ready-to-build asset. Securing such a substantial and well-positioned site ensures your project remains a secure and solid asset for 3 decades of experience.

Description Residential and Commercial plot in a prestige area of Agioi Omologites. The plot is suitable for the development of a four-storey building. Title deed is available. Not subject to VAT. This corner, elevated plot offers registered road access and full utilities, providing the perfect foundation for a high-yield residential complex in a location where large unified plots are increasingly rare.

Building Density 140%

Cover Factor 50%

Town Planning Zone Residential (Zone Ka6)

Proximity Landmarks Located near the Presidential Palace and the Wargaming Headquarters.

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 large, elevated corner plot in the heart of the Agioi Omologites district.

Cyprus real estate investment: A high-value residential asset perfect for those seeking capital appreciation and strong rental returns in a premier capital location without VAT.

Presidential Palace: Situated just 3 minutes away, placing your development in the most secure and prestigious administrative quarter of the city.

Wargaming Headquarters: Reachable in just 2 minutes, reflecting the area's status as a top-tier destination for international corporate professionals.

Demostheni Severi Avenue: Located within a 2-minute drive, providing immediate access to the capital's main administrative and professional arteries.

Pedieos Linear Park: A short 5-minute walk away, offering a lush green corridor for recreation and wellness in the city center.

Eleftheria Square & Old City: Positioned only 6 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 perfect balance of size, elevated views, and development versatility, this Agioi Omologites plot is an unparalleled opportunity. Large corner plots in such distinguished locations 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 possibilities of this high-value 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: **1,812m²**



Gallery

