



For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Pavlos, 846m²

For Sale : **€ 900,000**

Description

High-Yield Development and Strategic Acquisition

Capitalizing on the high-traffic energy of one of the capital's busiest corridors, this commercial plot in Agios Dometios is a prime candidate for a landmark mixed-use development. With a building density of 140% and a coverage factor of 50%, the site offers the architectural flexibility to integrate premium retail spaces at the street level with modern office suites or residential units above. The sheer visibility provided by its main avenue location ensures maximum exposure for any commercial venture, making it a high-value asset for those looking to secure a prominent position in a thriving urban market. This type of strategic placement is essential for long-term ROI and a resilient investment portfolio, a focus we have refined through 3 decades of experience.

Description Commercial plot in a busy avenue of Agios Dometios, suitable for the construction of a mixed-use development. The land features a level topography and an advantageous road frontage, providing a streamlined foundation for a multi-storey project in a neighborhood defined by professional growth and high commercial activity.

Building Density 140%

Cover Factor 50%

Town Planning Zone Commercial — Zone Eß4

Proximity Landmarks Located near the Dimokratias Avenue commercial hub and the Nicosia Race Club.

Strategic Location and Community Amenities

The true value of this land is rooted in its elite urban setting, offering a sophisticated lifestyle and professional prominence that is perfectly connected to the commercial and educational heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density commercial plot on a major avenue in the prestigious Agios Dometios district.

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

Dimokratias Avenue: Situated just 1 minute away, serving as the primary commercial and retail artery of the district.

Nicosia Race Club: Reachable in just 3 minutes, offering a unique historical and recreational anchor within the immediate vicinity.

University of Nicosia: Located within a 4-minute drive, placing your development near the city's largest academic and professional corridor.

Nicosia District Court: A short 5-minute drive away, reflecting the area's status as a central legal and administrative hub.

Eleftheria Square: Positioned only 8 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 both high visibility and superior building factors in a high-demand setting, this avenue plot is an unparalleled opportunity. High-density commercial lands on such active thoroughfares move quickly once they enter the market.

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: **846m²**



Gallery

