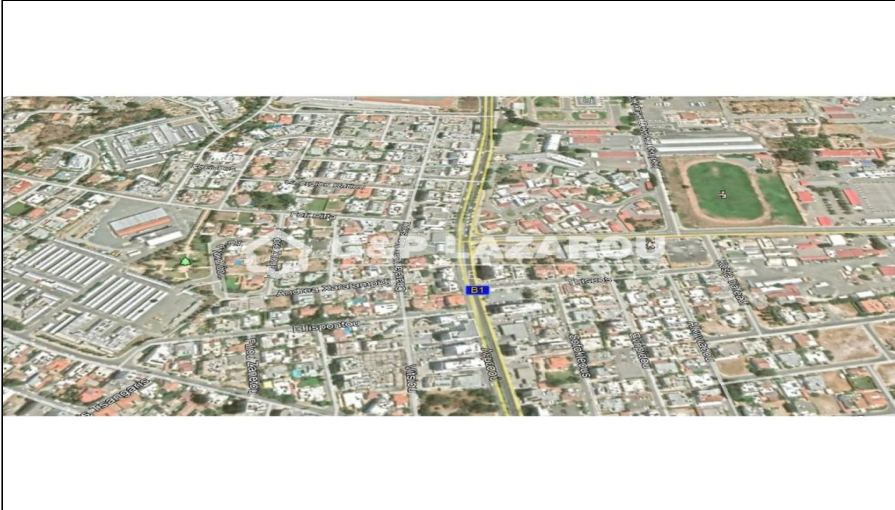




For Sale, Land, Plot, Nicosia, Aglantzia, 542m²

For Sale : **€ 795,000**

Description

Establishing The Cornerstones Of Your Success With This Highly Lucrative Commercial Plot Occupying A Command Position Along One Of Nicosia's Most Popular And Vibrant Avenues. This Property Is Where Your Vision Takes Shape, Offering A Strategic Environment For Those Who Prioritize High-Yield Vertical Potential And Mixed-Use Versatility. Situated In A Sought-After Commercial Hub Characterized By High Traffic And Professional Prestige, This Site Provides A Rare Opportunity To Create A Landmark Six-Storey Office Complex Or A Premium Retail Plaza In A Neighborhood That Constantly Rewards Strategic Real Estate Investment.

High-Yield Development And Strategic Acquisition

Falling Within The Eβ3 Commercial Zone, This Asset Is A Top-Tier Choice For Strategic Acquisition And High-Return Development. With An Exceptional Building Density Of 160% And A Coverage Factor Of 50%, The Land Offers Unmatched Potential For Vertical Projects. These Specifications Allow For A Robust Architectural Design Of Up To 6 Floors With A Maximum Height Of 24 Metres, Maximizing Internal Floor Space And Capitalizing On Maximum Road Frontage Visibility. Investing In A Plot With Such Significant Development Factors In This Prime Urban Artery Ensures That Your Project Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description Commercial plot situated in a popular Avenue of Nicosia, with high building density factor, ideal for commercial/mixed use development. The asset benefits from significant visibility and road frontage, making it a prime candidate for a prestigious corporate headquarters or a high-traffic retail and residential blend in a location known for its enduring commercial value.

Building Density 160%

Cover Factor 50%

Town Planning Zone Commercial Zone Eβ3

Proximity Landmarks Located Near The Cyprus Broadcasting Corporation (RIK) And The University Of Cyprus.

Strategic Location And Community Amenities

The True Value Of This Property Is Rooted In Its Strategic Location, Bridging The Gap Between The City's Professional Pulse And Major Academic And Institutional Hubs. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Corporate Tenants Or Mixed-Use Success.

Plots Of Land For Sale In Nicosia: A Significant Opportunity To Secure A High-Density Commercial Plot Along A Primary Professional Avenue.

Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Those Seeking Capital Appreciation And High-Yield Mixed-Use Potential.

Larnakos Avenue: Situated Directly Along This Vibrant Commercial Artery, Ensuring Constant Visibility And High Foot Traffic.

Cyprus Broadcasting Corporation (RIK): Reachable Within 2 Minutes, Highlighting The Central And Administrative Importance Of This Professional Zone.

University Of Cyprus: Located Within A 3-Minute Drive, Making It A Prime Location For Professional Services, Cafes, And High-Demand Commercial Spaces.

Mall Of Cyprus: Positioned Only 6 Minutes Away, Providing Seamless Access To Major Retail And International Transportation Routes.

Nicosia City Center: A Short 7-Minute Drive Ensures Your Development Stays Perfectly Connected To The Capital's Central Financial Heart.

If You Are Looking For G&P Lazarou Trusted Properties That Provide Both Prestige And The Perfect Setting For A High-Yield Project, This Avenue Site Is A Remarkable Opportunity. Commercial Plots With 160% Density In Such A Command Location Move Quickly Once On The Market.

Contact G&P Lazarou Estate Agents Today To Arrange A Private Consultation And Discover How This Property Can Serve As The Starting Point For Your Legacy. G & P Lazarou Estate Agents Has Been A Leader In The Cyprus Property Market For Over 3 Decades Of Experience, Committed To Helping You Find The Perfect Ground For Your Success.

Details

Property Type: **Land**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Area

Plot Area: **542m²**



Gallery

