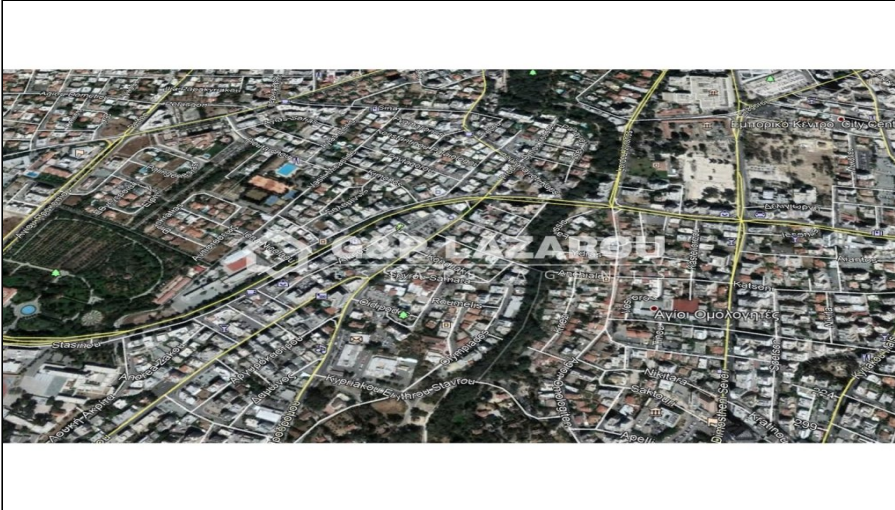




For Sale, Land, Plot, Nicosia, Agioi Omologites, 324m²

For Sale : € 330,000

Description

Unlocking the Potential of Nicosia's Most Established Residential Hub begins with securing a position in a neighborhood that seamlessly blends historical charm with high-density urban growth. This residential plot in Agioi Omologites is a premier choice for those seeking a balance between high-value living and strategic yield potential. Located in one of the capital's most prestigious quarters, this property provides the intensive development framework required to create a landmark residential project in a high-demand urban center.

Balance between Small Development and High-Value Living

The property is situated within the Kα3 residential planning zone, which is highly sought after for its exceptional building density of 140% and a coverage factor of 50%. This zoning allows for a substantial total buildable area, supporting the construction of a contemporary residential block of up to 4 floors with a maximum height of 17 meters. Such parameters are ideal for developers looking to maximize floor area for luxury apartments or individuals seeking to build a grand city residence with significant architectural presence. Securing a plot with these robust specifications ensures your investment remains a secure and solid asset for over 3 decades of experience.

Description Residential plot in Ag.Omologites area. It falls with the Residential Planning Zone Ka3 with a building density of 140% and a coverage coefficient of 50% maximum floors 4 and 17 meters height. The plot is situated in a central yet serene pocket, offering a level topography that is perfectly suited for immediate high-density development. Its location in a high-demand rental and purchase area makes it an excellent choice for a strategic Cyprus real estate investment.

Building Density 140%

Cover Factor 50%

Town Planning Zone Residential (Zone Kα3)

Proximity Landmarks Located near the Presidential Palace and the Pedieos Linear Park.

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 commercial heart of the Nicosia district.

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

Cyprus real estate investment: A high-yield asset perfect for those seeking capital appreciation and strong rental returns in a premier capital location.

Presidential Palace: Situated just 3 minutes away, placing your development in one of the city's most secure and elite residential sectors.

Pedieos Linear Park: Reachable in just 4 minutes on foot, offering a lush green corridor for walking, cycling, and recreation.

The Junior School: Located within a 3-minute drive, making the location highly attractive for families seeking proximity to top-tier international education.

Grivas Digenis Avenue: Positioned only 2 minutes away, providing effortless access to the capital's main commercial and professional arteries.

Eleftheria Square & Old City: A short 6-minute drive connects you to the cultural, retail, and historical heart of Nicosia.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of central urban access and high buildable volume, this Agioi Omologites plot is an exceptional opportunity. Residential lands with 140% 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 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: **324m²**



Gallery

