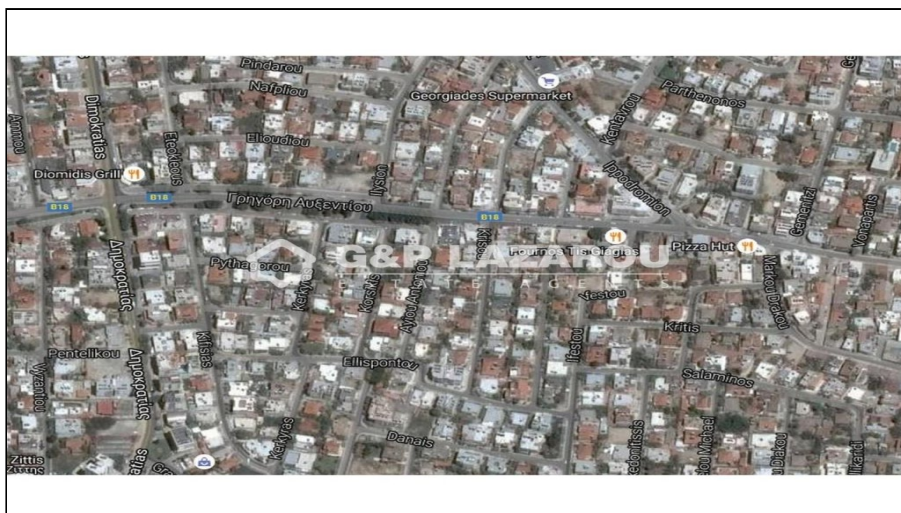




For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Pavlos, 521m²

For Sale : **€ 549,000**

Description

High-Yield Development and Strategic Acquisition

This centrally located commercial plot in Agios Dometios represents a premier opportunity for investors focused on vertical growth and high-density urban projects. With a zoning allowance for up to six storeys and a maximum height of 24 meters, the site is perfectly positioned for the creation of a landmark corporate headquarters or a state-of-the-art mixed-use complex. The 160% building density provides the substantial floor area required to secure significant rental yields and a robust return on investment in one of the capital's most active professional corridors.

Description Commercial plot in Agios Dometios. The plot is ideal for the development of a 6-storey building. Title deed is available. The property offers a level topography and an advantageous stance for high-volume construction, ensuring a streamlined development process for 3 decades of experience.

Building Density 160%

Cover Factor 50%

Town Planning Zone Commercial — Zone Eß3

Proximity Landmarks Located near the Hypnos Boutique Hotel and the Asty Hotel.

Strategic Location and Community Amenities

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

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density commercial plot in the prestigious and active 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.

Hypnos Boutique Hotel: Situated just 2 minutes away, adding a layer of hospitality and professional convenience to the immediate area.

Asty Hotel: Reachable in just 3 minutes, reinforcing the district's status as a hub for international visitors and business travelers.

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

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 the maximum possible building factor in a high-demand commercial setting, this Agios Dometios plot is an unparalleled opportunity. High-density commercial lands of this caliber in this specific professional corridor move quickly once they enter the market.

The Foundation of Your Future.

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.

- * Property viewing details
- * Architectural feasibility study
- * Investment yield analysis
- * Financing options inquiry

Interested in the development possibilities?

Details

Property Type: **Land**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Area

Plot Area: **521m²**



Gallery

