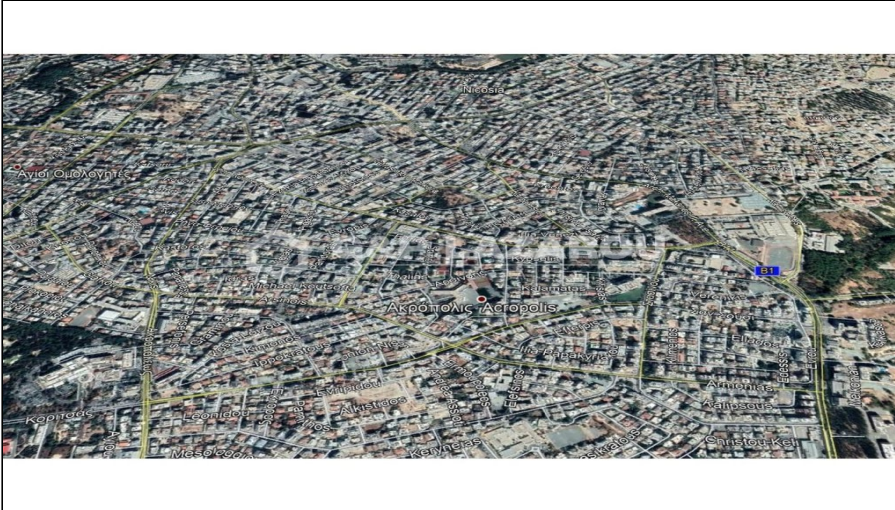




For Sale, Land, Plot, Nicosia, Agioi Omologites, 740m²

For Sale : € 750,000

Description

Paving the Path to Your Success in the heart of the capital begins with securing a position in a neighborhood that balances historical prestige with high-density urban growth. This residential plot in Agioi Omologites is an exceptional choice for those seeking a balance between a small development and high-value living. Located in one of Nicosia's most elite and established 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 by developers for its impressive 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 the return on investment by creating luxury city apartments or for an individual seeking to build a grand private estate with significant floor area. Securing a plot with these robust specifications ensures your project remains a secure and solid asset for 3 decades of experience.

Description Residential Plot in Ag.Omologites area. It falls with the Residential Planing Zone Ka3 with building factor 140% and coverage coefficient 50%. Title deed is available. The plot is situated in a central yet serene pocket of the capital, offering a level topography and regular shape that facilitates an efficient and high-yield construction process in a high-demand rental and purchase market.

Building Density 140%

Cover Factor 50%

Town Planning Zone Residential (Zone Ka3)

Proximity Landmarks Located near the John Kennedy Avenue commercial hub and the American Academy Nicosia.

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 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 the distinguished Agioi Omologites quarter.

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

John Kennedy Avenue: Situated just 1 minute away, offering immediate access to major banks, retail stores, and popular cafes.

American Academy Nicosia: Reachable in just 3 minutes, making the location highly attractive for families seeking proximity to elite private education.

KPMG Headquarters: Located within a 4-minute drive, placing your development at the center of the capital's professional and corporate activity.

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

Eleftheria Square & City Center: Positioned only 6 minutes away, ensuring your project is seamlessly integrated into the cultural and retail heart of the capital.

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: **740m²**



Gallery

