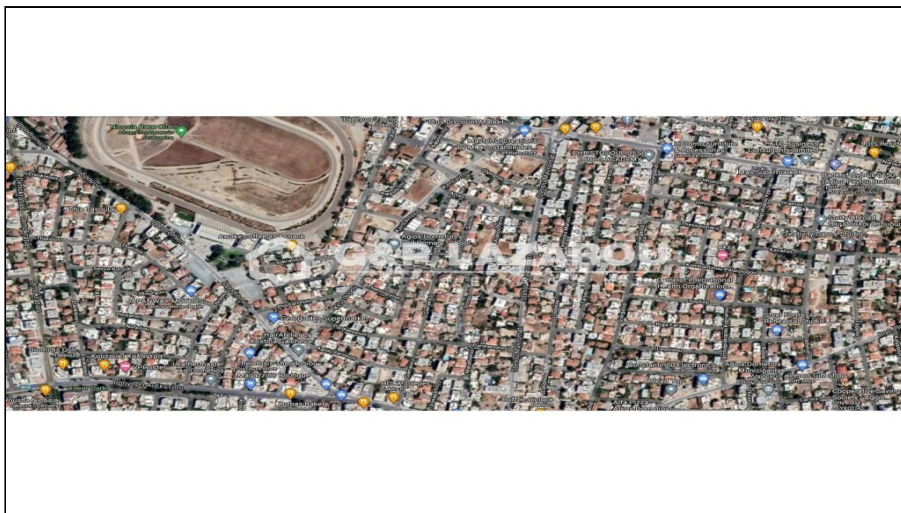




## For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Pavlos, 372m<sup>2</sup>

For Sale : € 150,000

### Description

Establishing a high-impact presence in one of Nicosia's most active residential and professional hubs requires a site that offers both exceptional density and a premier urban setting. This 372 sqm residential plot in Agios Dometios is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Situated in a district defined by its proximity to major academic institutions and central services, this property provides the powerful development framework required to create a landmark residential project in a high-demand urban corridor.

### High-Yield Development and Strategic Acquisition

The property is situated within the Kα4 residential planning zone, offering a superior building density of 120% and a coverage factor of 50%. These high-intensity parameters allow for the construction of a modern three-storey building reaching a maximum height of 13.5 meters. This density level is perfectly suited for developers looking to maximize floor area for a luxury apartment complex or premium professional suites that can command the highest rental yields in the capital. The property currently includes an old ground-floor house, providing a clear footprint for a significant redevelopment project, while the available title deeds ensure a transparent and rapid acquisition process. Investing in an asset with such a high-yield potential in this strategic district ensures your project remains a secure and solid asset for 3 decades of experience.

Description Residential plot 372 sqm located in Agios Dometios, close to all amenities and services. The plot has a regular shape and falls within planning zone Kα4, allowing 120% building density, 50% coverage, 3 floors, and 13.5 m maximum height. The property includes an old ground-floor house and external buildings. Title deeds available. The land offers a level topography and a regular shape, providing an efficient foundation for construction within a neighborhood defined by modern growth and a secure, professional atmosphere.

Building Density 120%

Cover Factor 50%

Town Planning Zone Residential (Zone Kα4)

Proximity Landmarks Located near the Coca-Cola Factory (Lanitis Bros) 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 that is perfectly connected to the educational and commercial heartbeat of Cyprus.

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

Coca-Cola Factory (Lanitis Bros): Situated just 2 minutes away, serving as a major industrial and commercial landmark that defines the area's professional activity.

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 primary residential corridor for the largest student and academic population in 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 urban setting, this Agios Dometios plot is an unparalleled opportunity. High-density residential lands 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.



---

### Details

Property Type: **Land**

Status: **Available**

[Website](#)

### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

### Area

Plot Area: **372m<sup>2</sup>**



---

## Gallery

