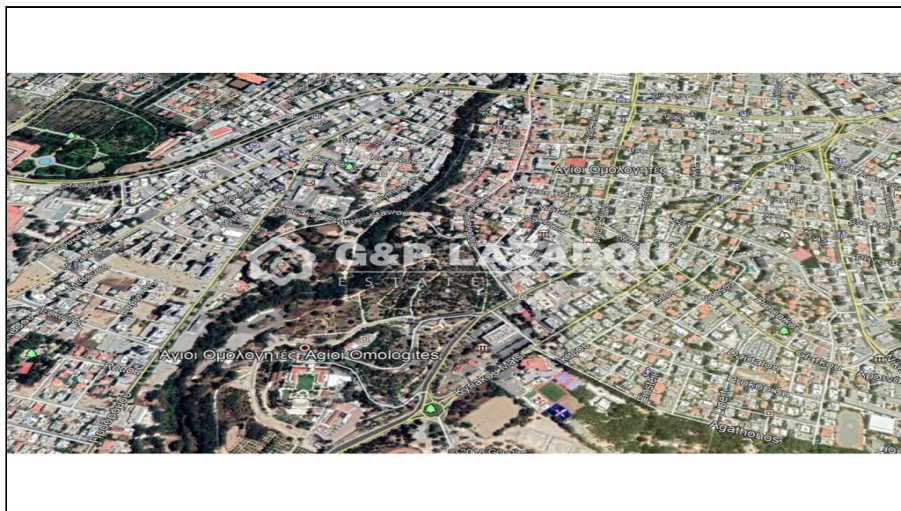




For Sale, Land, Plot, Nicosia, Agioi Omologites, 850m²

For Sale : **€ 1,000,000**

Description

Building Your Legacy on Solid Ground begins with identifying properties in Nicosia's most traditional and respected quarters that offer a rare blend of high density and architectural character. This residential plot in Agioi Omologites is a premier choice for those who prioritize High-Yield Development and Strategic Acquisition. Located in a high-demand urban pocket, this property provides the development framework required to create a sophisticated residential project in a prime capital location.

High-Yield Development and Strategic Acquisition

The property is situated within the Πλ9 residential planning zone, which is highly valued for its generous building density of 120% and a high coverage factor of 70%. These specifications are ideal for developers looking to maximize the building footprint, allowing for the creation of spacious residences that occupy a larger portion of the land. While the zoning respects the traditional character of the area with a height limit of 2 floors and 7 meters, the high density ensures you can maximize the internal living area for luxury townhouses or a boutique apartment complex. Securing an asset with these robust building factors ensures your project remains a secure and solid asset for 3 decades of experience.

Description Residential plot in Agioi Omologites. It falls within the Residential Planning Zone Πλ9, with building density coefficient of 120%, coverage coefficient 70%, maximum floors 2 and 7 metres height. The plot is situated in a central yet serene pocket, offering a level topography and an ideal shape for immediate development in a neighborhood characterized by traditional elegance and modern luxury.

Building Density 120%

Cover Factor 70%

Town Planning Zone Residential (Zone Πλ9)

Proximity Landmarks Located near the Ministry of Foreign Affairs and the Agioi Omologites Primary School.

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 the distinguished Agioi Omologites quarter.

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

Ministry of Foreign Affairs: Situated just 3 minutes away, placing your development in one of the capital's most central and elite administrative sectors.

Agioi Omologites Primary School: Reachable in just 2 minutes, making the location highly attractive for families seeking a central and safe residential environment.

Grivas Digenis Avenue: Located within a 3-minute drive, providing immediate access to the capital's main commercial and professional arteries.

Pedieos Linear Park: A short 5-minute walk away, offering 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 coverage volume, this Agioi Omologites plot is an exceptional opportunity. Residential lands with 120% density in such traditional yet central zones move quickly once on the market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment possibilities 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: **850m²**



Gallery

