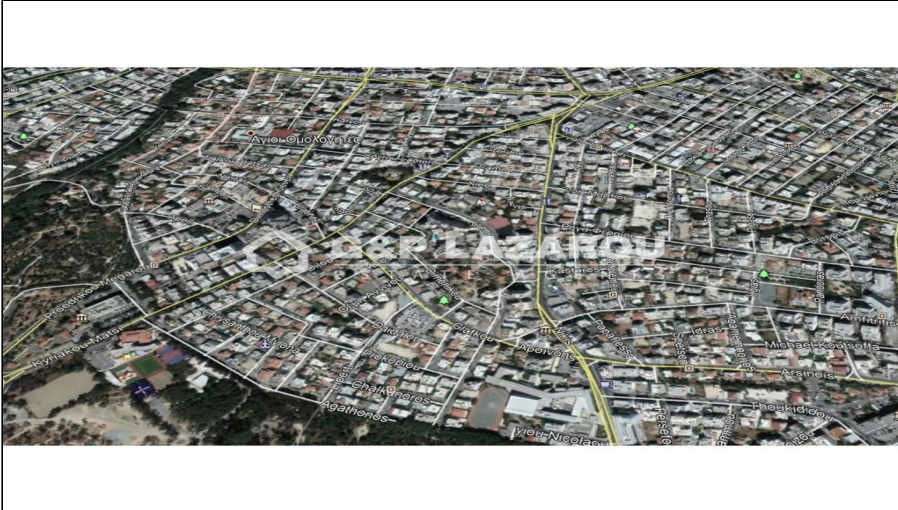




For Sale, Land, Plot, Nicosia, Agioi Omologites, 539m²

For Sale : € 550,000

Description

Unlocking the Pinnacle of Urban Potential begins with securing a position in a neighborhood that seamlessly blends historical charm with high-density growth. This residential plot in Agioi Omologites is a premier choice for those seeking a balance between a small development and high-value living. 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 creation of high-value internal spaces while maintaining a sophisticated architectural profile. While the current parameters specify 2 floors and a height of 10m, the high density ensures you can maximize the floor area for a spacious luxury residence or a boutique multi-unit project. Securing a plot with these robust specifications ensures your investment remains a secure and solid asset for 3 decades of experience.

Description Residential plot in Ag.Omologites area. The plot falls within the Residential Planning Zone Kα3 with a building density coefficient of 140% and a coverage coefficient of 50%, maximum floors 2 and 10 metres height. Title deed is available. The plot is situated in a central yet serene pocket, offering a level topography that is perfectly suited for immediate development in a high-demand rental and purchase area.

Building Density 140%

Cover Factor 50%

Town Planning Zone Residential (Zone Kα3)

Proximity Landmarks Located near the Ministry of Interior and the Junior 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 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.

Ministry of Interior: Situated just 3 minutes away, placing your development in one of the city's most central administrative sectors.

The Junior School: Reachable in just 2 minutes, making the location highly attractive for families seeking proximity to top-tier international education.

Grivas Digenis Avenue: Located within a 2-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 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: **539m²**



Gallery

