



For Sale, Land, Plot, Nicosia, Agioi Omologites, 1,420m²

For Sale : € 4,000,000

Description

Building Your Legacy on Solid Ground reaches its highest potential with the acquisition of an asset that represents the absolute peak of urban development intensity in the capital. This significant 1,420 m² corner site, comprised of two adjacent plots in the heart of the Nicosia Center, is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Located in the ΠΕΖ town planning zone, this property provides the most powerful development framework available to create a landmark skyscraper in a prime capital location.

High-Yield Development and Strategic Acquisition

The property is situated in a high-intensity urban hub, offering a standard building density of 250% with the extraordinary potential to expand up to 450% through strategic town planning incentives. With a coverage factor of 70%, this site allows for a massive buildable volume that is specifically designed for institutional-grade projects. These specifications are ideal for developers looking to maximize floor area for a high-end commercial tower or a luxury mixed-use complex that commands the city's highest rental yields and capital appreciation. The fact that the property is not subject to VAT and features an elevated corner position with panoramic city views makes it a rare and high-value investment. Securing a site of this stature ensures your project remains a secure and solid asset for 3 decades of experience.

Description Commercial/Residential plots in Nicosia Center. The plots have Building Factor 250% with opportunity to expand up to 450%. Title deed is available. NO VAT. The property occupies a prominent corner position at the intersection of Nikokreonos and Georgiou streets, providing a level topography and the significant scale required for a visionary architectural landmark in the capital's financial and cultural core.

Building Density 250% (Expandable to 450%)

Cover Factor 70%

Town Planning Zone Commercial (Zone ΠΕΖ)

Proximity Landmarks Located near the Ministry of Finance and the Nicosia Municipal Gardens.

Strategic Location and Community Amenities

The true value of this land is rooted in its elite urban setting, providing a sophisticated professional environment perfectly connected to the administrative and historical pulse of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density dual-plot site with up to 450% density in the heart of the city center.

Cyprus real estate investment: An institutional-grade asset perfect for those seeking maximum capital appreciation and landmark status in a premier capital location without the burden of VAT.

Ministry of Finance: Situated just 2 minutes away, placing your development at the center of the island's primary economic and administrative district.

Nicosia Municipal Gardens: Reachable in just 4 minutes, offering a lush green retreat and cultural facilities in the immediate vicinity of your project.

Gladstonos Street: Located within a 1-minute drive, providing immediate access to one of the most prestigious and historic residential and professional avenues in Nicosia.

Cyprus Museum: A short 3-minute walk away, placing your development next to the island's premier cultural and archaeological institution.

Eleftheria Square: Positioned only 5 minutes away on foot, ensuring your project is seamlessly integrated into the retail, cultural, and architectural heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer the maximum possible building factor and the highest vertical potential, these Nicosia Center plots are an unparalleled opportunity. High-density plots in the ΠΕΖ zone are extremely finite and move quickly once on 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: **Commercial**

Area

Plot Area: **1,420m²**



Gallery

