



For Sale, Land, Plot, Nicosia, Agioi Omologites, 933m²

For Sale : € 1,600,000

Description

Securing a Masterpiece of Urban Development in the heart of the capital requires an asset that represents the absolute pinnacle of commercial intensity and vertical potential. This 933 m² commercial plot in a prime location within Agioi Omologites is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Positioned in the center of Nicosia's most influential business district, this site provides the most intensive development parameters available to create a visionary landmark project that rewards institutional-grade investment.

High-Yield Development and Strategic Acquisition

The property is situated within the Eß3 commercial planning zone, a classification reserved for high-impact urban growth and maximum return. With an exceptional building density of 180% and a coverage factor of 50%, this site allows for a massive buildable area, supporting a structure of up to 8 floors with a maximum height of 31 meters. These specifications are ideal for developers looking to maximize floor area for Grade A executive offices, high-end retail showrooms, or a premier mixed-use complex. While there is an existing house on the plot, the true value lies in the redevelopment potential of this high-capacity land. Acquiring an asset with such high-tier building factors in a prime location ensures your project remains a secure and solid asset for 3 decades of experience.

Description Commercial Plot in a prime location in Ag. Omologites area. It falls within the Commercial Planning Zone Eß3 with building factor 180% and coverage coefficient 50%, maximum floors 8 and height 31m. Within the plot there is a house. The plot offers a significant area of 933 m² and a level topography, providing a perfect foundation for a prominent architectural complex in a high-demand professional hub where land for high-density development is extremely scarce.

Building Density 180%

Cover Factor 50%

Town Planning Zone Commercial (Zone Eß3)

Proximity Landmarks Located near the Ministry of Foreign Affairs and the Nikis Avenue commercial hub.

Strategic Location and Community Amenities

The true value of this land is rooted in its central urban location, offering a sophisticated professional environment perfectly connected to the financial and administrative pulse of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density commercial site in the prestigious Agioi Omologites quarter.

Cyprus real estate investment: An institutional-grade asset perfect for those seeking maximum rental yields and long-term capital appreciation in a premier capital location.

Ministry of Foreign Affairs: Situated just 2 minutes away, placing your development in the immediate vicinity of the capital's most elite administrative sector.

Nikis Avenue: Reachable in just 1 minute, providing immediate access to one of Nicosia's most vibrant shopping, dining, and business high streets.

KPMG Headquarters: Located within a 3-minute drive, reflecting the area's status as a top-tier destination for global corporate offices.

Pedieos Linear Park: A short 4-minute walk away, offering a lush green corridor for recreation and wellness in the heart of the city center.

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

If you are looking for G&P Lazarou trusted properties that offer the maximum possible building factor and floor count, this Agioi Omologites plot is an unparalleled opportunity. Commercial lands with 180% density and 8-storey potential in the city center are finite and move quickly.

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: **933m²**



Gallery

