



For Sale, Land, Plot, Nicosia, Agioi Omologites, 658m²

For Sale

Description

Securing a Masterpiece of Urban Development in the heart of the capital requires an asset that represents the pinnacle of commercial and residential luxury. This prestigious and unique 658m² plot in Agioi Omologites is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Positioned as a focal point in Nicosia's business and administrative center, this land provides the intensive development parameters necessary to create a visionary landmark project that rewards institutional-grade investment.

High-Yield Development and Strategic Acquisition

The property is situated within the EB3 commercial planning zone, a classification designed for significant urban impact and maximum yield. With an exceptional building density ranging from 140% to 160% and a coverage factor of 50%, this site allows for a substantial buildable area, supporting a structure of up to 6 floors with a maximum height of 24 meters. These specifications are ideal for developers looking to maximize floor area for Grade A office spaces, high-end commercial showrooms, or luxury residential apartments that cater to the city's most discerning professionals. 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 Very prestigious, unique, privileged plot in the city center, close to the Central Bank of Cyprus, Landmark Hotel, easy access into the city center and major way, ideal for commercial and residential use, ideal for the creation of many projects. It comprises 658m² and the building factor to be from 140%-160% and coverage factor 50%. Title deeds available for immediate transfer to the new buyer. Applicable to VAT. The plot occupies a high-visibility position in a bustling urban hub, providing the perfect foundation for a multi-use complex surrounded by established financial and governmental institutions.

Building Density 160%

Cover Factor 50%

Town Planning Zone Commercial (Zone EB3)

Proximity Landmarks Located near the Central Bank of Cyprus and the recently transformed Landmark Nicosia Autograph Collection.

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 plot in the prestigious Agioi Omologites quarter.

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

Central Bank of Cyprus: Situated just 2 minutes away, placing your development in the immediate vicinity of the island's primary financial institution.

The Landmark Nicosia: Reachable in 1 minute, offering proximity to the capital's newest elite business, hospitality, and residential destination.

Archbishop Makarios III Avenue: Located within a 2-minute drive, providing direct access to Nicosia's premier shopping and commercial high street.

Limassol Avenue Junction: A short 3-minute drive away, ensuring an effortless and rapid connection to the main highway for travel to all coastal cities.

Stasikratous Street: Positioned only 5 minutes away, providing access to Nicosia's exclusive retail and boutique dining district.

If you are looking for G&P Lazarou trusted properties that offer the maximum possible building factor in a central location, this Agioi Omologites plot is an unparalleled opportunity. Commercial lands with 160% density in the city center are finite and move quickly.

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: **658m²**



Gallery

