

For Sale, Land, Plot, Nicosia, Ag. Antonios, 336m²

For Sale : **€ 300,000**

Description
Establishing The Cornerstones Of Your Success With This Highly Lucrative Commercial Plot Occupying A Command Position In The Vibrant Heart Of The Agios Antonios District. This Property Is Where Your Vision Takes Shape, Offering A Strategic Environment For Those Who Prioritize High-Yield Vertical Potential And Strategic Urban Acquisition. Situated In One Of Nicosia’s Most Historic And Rapidly Modernizing Professional Hubs, This Site Provides A Rare Opportunity To Create A Landmark Six-Storey Office Complex Or A Premium Mixed-Use Development In A Neighborhood That Constantly Rewards Strategic Real Estate Investment.

High-Yield Development And Strategic Acquisition

Falling Within The Eβ3 Commercial Zone, This Asset Is A Top-Tier Choice For Strategic Acquisition And High-Return Development. With An Exceptional Building Density Of 160% And A Coverage Factor Of 50%, The Land Offers Unmatched Potential For Vertical Projects. These Specifications Allow For A Robust Architectural Design Of Up To 6 Floors With A Maximum Height Of 24 Metres, Maximizing Internal Floor Space And Capitalizing On High Visibility Near The Capital’s Central Administrative And Cultural Heart. Investing In A Plot With Such Significant Development Factors In This Prime Urban Pocket Ensures That Your Project Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description Commercial Plot in Agios Antonios area. It falls within the Commercial Planning Zone Eβ3 with building factor 160% and coverage 50%. The property offers a prime commercial location and excellent development prospects in a central business pocket near essential city services, historic landmarks, and major financial road networks.
Building Density 160%
Cover Factor 50%
Town Planning Zone Eβ3
Proximity Landmarks Located Near The Agios Antonios Municipal Market And The Famagusta Gate.

Strategic Location And Community Amenities

The True Value Of This Property Is Rooted In Its Strategic Location, Bridging The Gap Between The City's Historic Legacy And Its Modern Professional Pulse. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Corporate Tenants Or Commercial Success.

Plots Of Land For Sale In Nicosia: A Significant Opportunity To Secure A High-Density Commercial Plot In The Historically Rich Agios Antonios Quarter.
Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Those Seeking Capital Appreciation And High-Yield Mixed-Use Potential In The Capital.
Agios Antonios Municipal Market: Situated Just 1 Minute Away, Highlighting The Central Commercial And Social Pulse Of The Neighborhood.
Famagusta Gate: Reachable In Just 3 Minutes, Connecting Your Project To One Of Nicosia's Most Significant Cultural And Historical Landmarks.
Archbishop’s Palace: Located Within A 4-Minute Drive, Highlighting The Administrative And Ecclesiastical Significance Of This Urban Zone.
Digeni Akrita Avenue: Positioned Only 2 Minutes Away, Providing Effortless Access To One Of Nicosia's Busiest Commercial Arteries.
Nicosia City Center: A Short 5-Minute Drive Ensures Your Development Stays Perfectly Connected To The Primary Financial Heart Of Cyprus.

If You Are Looking For G&P Lazarou Trusted Properties That Provide Both Prestige And The Perfect Setting For A High-Yield Project, This Agios Antonios Site Is A Remarkable Opportunity. Commercial Plots With 160% Density In Such A Command Location Move Quickly Once On The Market.

Contact G&P Lazarou Estate Agents Today To Arrange A Private Consultation And Discover How This Property Can Serve As The Starting Point For Your Legacy. G & P Lazarou Estate Agents Has Been A Leader In The Cyprus Property Market For Over 3 Decades Of Experience, Committed To Helping You Find The Perfect Ground For Your Success.

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **336m²**

Gallery

