

For Sale, Land, Plot, Nicosia, Ag Konst and Elenis, 546m²

For Sale : **€ 400,000**

Description
Establishing The Cornerstones Of Your Success With This Highly Desirable Residential Plot Spanning 546 Sqm In The High-Demand Heart Of Nicosia Center. 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 The Capital's Most Established Residential And Professional Hubs, This Site Provides A Rare Opportunity To Create A Landmark Four-Storey Apartment Building Or A High-End Urban Residence In A Neighborhood That Constantly Rewards Strategic Real Estate Investment.

High-Yield Development And Strategic Acquisition

Falling Within The KA3 Residential Planning Zone, This Asset Is A Top-Tier Choice For Strategic Acquisition And High-Yield Development. With A Significant Building Density Of 140% And A Coverage Factor Of 50%, The Land Offers Exceptional Potential For A Vertical Project. These Specifications Allow For A Robust Architectural Design Of Up To 4 Floors With A Maximum Height Of 17 Metres, Making It Perfectly Suited For Modern Professional Housing Or A High-End Apartment Complex. 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 Residential plot in Nicosia center is available for sale. Nestled in the vibrant core of Nicosia, this exceptional plot is more than just land — it is a gateway to endless possibilities. Spanning an enviable location in the capital's bustling center, this property offers the rare opportunity to shape the city's future. With immediate access to premier amenities, government institutions, and cultural hotspots, it promises unparalleled convenience and prestige. Opportunities like this are fleeting — this is a canvas where visionaries can craft something truly iconic. Whether you're an investor or a developer, this plot is your chance.
Building Density 140%
Cover Factor 50%
Town Planning Zone Residential (Zone KA3)
Proximity Landmarks Located Near The Famagusta Gate And The Kes College.

Strategic Location And Community Amenities

The True Value Of This Property Is Rooted In Its Strategic Location, Bridging The Gap Between Quiet Residential Life And The City's Professional Pulse. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Resale Or High-End Rental Yields.

Plots Of Land For Sale In Nicosia: A Significant Opportunity To Secure A High-Density Residential Plot In The Central Nicosia District.
Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Those Seeking Capital Appreciation And High-Yield Residential Potential.
Famagusta Gate: Situated Just 3 Minutes Away, Connecting Your Project To One Of Nicosia's Most Significant Cultural And Historical Landmarks.
Kes College: Reachable In Just 1 Minute, Highlighting The Central And Academic Importance Of This Prime Urban Area.
Digeni Akrita Avenue: Located Within A 2-Minute Drive, Providing Seamless Access To One Of Nicosia's Busiest Commercial Arteries.
Eleftheria Square: Positioned Only 5 Minutes Away, Offering Effortless Access To The Redesigned Social And Cultural Heart Of The City.
Nicosia City Center: A Short 4-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 Nicosia Center Site Is A Remarkable Opportunity. Residential Plots With 140% Density In Such A Central 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: **546m²**

Gallery

