

For Sale, Land, Plot, Nicosia, Ag. Antonios, 529m²

For Sale : **€ 630,000**

Description
Establishing The Cornerstones Of Your Success With This Premier Commercial Plot Of 529 Sqm Positioned In The Dynamic Heart Of The Agios Antonios District In Nicosia. This Property Is Where Your Vision Takes Shape, Offering An Exceptional High-Yield Environment For Those Who Prioritize Strategic Urban Presence And Maximum ROI. Formed After The Demolition Of A Residential Building, This Clear Site Provides A Rare Opportunity To Develop A High-Density Landmark Project In One Of The Capital's Most Established Mixed Residential And Commercial Sectors.

High-Yield Development And Strategic Acquisition

Falling Within The EZ-α Commercial Zone, This Asset Is A Top-Tier Choice For Strategic Acquisition And High-Return Development. With An Exceptional Base Building Density Of 200%, Which Can Be Significantly Increased Up To 450% Under Specific Development Incentives, The Land Offers Unparalleled Potential For Vertical Expansion. These Specifications, Combined With A 60% Coverage Factor And An Approximate 20-Metre Road Frontage, Allow For A Robust Architectural Design That Maximizes Internal Floor Space And Commercial Visibility. Whether You Envision A State-Of-The-Art Office Tower Or A Sophisticated Mixed-Use Building, Investing In A Plot With Such Significant Growth Potential Ensures That Your Project Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description Buildable Plot in Agios Antonios, Nicosia. Formed after demolition of a residential building. Total area 529 sqm with approx. 20m road frontage. Suitable for high-density development in a mixed residential–commercial area. The property offers a level topography and is situated in a high-demand pocket near essential city services and major financial corridors, providing the ideal foundation for an ambitious urban project.
Building Density 200% (can be increased up to 450%)
Cover Factor 60%
Town Planning Zone EZ-α (Commercial)
Proximity Landmarks Located Near The OXI Roundabout 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 Nicosia's Historic Core And Its Modern Professional Pulse. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Corporate Tenants Or Residential Occupants.

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 Developers Seeking Capital Appreciation And High-Yield Mixed-Use Potential In The Capital.
OXI Roundabout: Situated Just 2 Minutes 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.
Digeni Akrita Avenue: Located Within A 1-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 Heart Of The City.
Nicosia City Center: A Short 3-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 Scale And The Perfect Setting For A High-Yield Project, This Agios Antonios Site Is A Remarkable Opportunity. Commercial Plots With Up To 450% Potential 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: **Commercial** | Height: **31**

Area

Plot Area: **529m²**