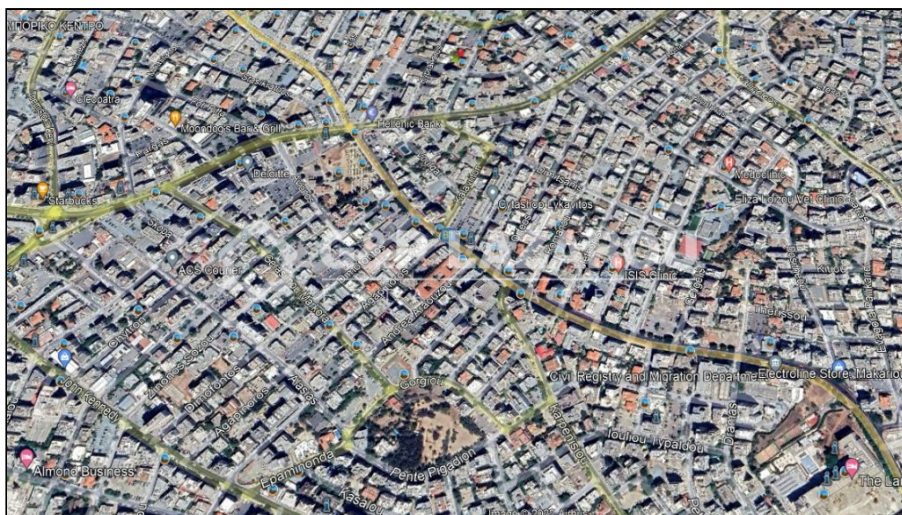




For Sale, Land, Plot, Nicosia, Agioi Omologites, 554m²

For Sale : **€ 465,000**

Description

Unlocking the Pinnacle of Urban Potential begins with securing a foothold in Nicosia's most distinguished administrative and commercial heart. This 554 sqm building plot in Agioi Omologites is a premier choice for those who prioritize high-yield development and strategic acquisition. Located in an area where prestige meets high-density growth, this property offers the intensive development parameters required to create a high-value residential landmark or an elite investment asset.

High-Yield Development and Strategic Acquisition

The property is situated within the Kα3 residential planning zone, a classification designed for significant urban density and maximum return on investment. With a robust building density of 140% and a coverage factor of 50%, the plot allows for a substantial total buildable area across 4 floors, reaching a maximum height of 17 meters. These specifications are ideal for developers looking to create luxury apartment blocks that cater to the capital's professional elite and high-demand rental market. Selecting an asset with these core characteristics ensures your project remains a secure and solid asset for over 3 decades of experience.

Description Building plot of 554sq.m is now available for sale in a very prime area of Agious Omologites, Nicosia center. It falls within the Ka3 planning zone with a building density coefficient of 140%, a coverage coefficient of 50%, a maximum of 4 floors, and a maximum height of 17m. Ideal for investment purposes. The plot occupies a high-visibility position in a prestigious urban pocket, surrounded by luxury residential developments and key governmental hubs, providing the perfect foundation for a high-yield project.

Building Density 140%

Cover Factor 50%

Town Planning Zone Residential (Zone Kα3)

Proximity Landmarks Located near the Presidential Palace and the Pedieos Linear Park.

Strategic Location and Community Amenities

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

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density 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.

Presidential Palace: Situated just 3 minutes away, placing your development in one of the city's most secure and elite residential sectors.

Archbishop Makarios III Avenue: Reachable in 4 minutes, providing direct access to Nicosia's premier shopping, dining, and high-rise commercial corridor.

The Junior School: Located within a 3-minute drive, making the location highly attractive for high-end residential apartments catering to families.

Pedieos Linear Park: A short 5-minute walk away, offering a lush green corridor for recreation and nature in the heart of the city.

Stasikratous Street: Positioned only 5 minutes away, ensuring your project is seamlessly integrated into the capital's high-end retail and boutique hub.

If you are looking for G&P Lazarou trusted properties that offer high density in a central urban location, this Agioi Omologites plot is an unparalleled opportunity. Residential lands with 140% density in such distinguished locations 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: **Residential**

Height: **17**

Area

Plot Area: **554m²**



Gallery

