



For Sale, Land, Plot, Nicosia, Agioi Omologites, 1,126m²

For Sale : **€ 1,800,000**

Description

Building Your Legacy on Solid Ground is a task for the visionary developer who recognizes the value of immediate momentum. This 1,126 m² residential plot in Agioi Omologites is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Located in a high-demand professional and residential hub, this property provides the intensive development framework required to create a landmark residential project in a prime capital location.

High-Yield Development and Strategic Acquisition

The property is situated within the Ka2 residential planning zone, which is highly sought after by developers for its superior building density of 160% and a coverage factor of 50%. This zoning is a rare find, especially for a plot of this significant size, allowing for a substantial total buildable area. Most importantly, the owner has already secured building permission for the development of 32 flats, providing an invaluable "ready-to-go" advantage that bypasses the lengthy administrative wait times usually associated with such large-scale projects. Securing an asset with these high-tier building factors and pre-approved plans ensures your project remains a secure and solid asset for 3 decades of experience.

Description Residential Plot in Ag. Omologites area. It falls with the Residential Planing Zone Ka2 with building factor 160% and coverage 50%. The owner has building permission for the development of 32 flats. Title deed is available. Subject to V.A.T. The plot occupies a central and highly accessible position, offering a level topography and the significant scale required for a major high-yield residential complex in a neighborhood with a high absorption rate for new apartments.

Building Density 160%

Cover Factor 50%

Town Planning Zone Residential (Zone Ka2)

Proximity Landmarks Located near the Ministry of Energy, Commerce and Industry and the American Academy Nicosia.

Strategic Location and Community Amenities

The true value of this land is rooted in its prestigious urban setting, providing a sophisticated lifestyle perfectly connected to the administrative and financial pulse of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density development site with existing permits in the heart of Agioi Omologites.

Cyprus real estate investment: An institutional-grade asset perfect for those seeking high rental yields and long-term capital appreciation through a large-scale residential project.

Ministry of Energy, Commerce and Industry: Situated just 2 minutes away, placing your development in the immediate vicinity of a major governmental and professional landmark.

American Academy Nicosia: Reachable in just 3 minutes, making the 32 planned flats highly attractive for families seeking proximity to elite private education.

Grivas Digenis Avenue: Located within a 2-minute drive, providing immediate access to one of the city's most vibrant business and retail high streets.

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

Eleftheria Square: Positioned only 6 minutes away, ensuring your project is seamlessly integrated into the retail and cultural heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer the maximum possible building factor and the strategic advantage of ready-to-build permits, this Agioi Omologites plot is an unparalleled opportunity. Large-scale residential sites with 160% density and 32-unit permissions are finite and move quickly once on the market.

The Foundation of Your Future.

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**

Area

Plot Area: **1,126m²**



Gallery

