

For Sale, Land, Plot, Nicosia, Agioi Omologites, 788m²

For Sale : **€ 840,000**

Description
Building Your Legacy on Solid Ground begins with securing a position in Nicosia’s most established residential and business hub. This 788 sqm plot in Agioi Omologites is a premier choice for those seeking a balance between a small development and high-value living. Located within walking distance of the Landmark Hotel, this property provides the intensive development framework required to create a high-density residential project in a high-demand urban center.

Balance between Small Development and High-Value Living

The property is situated within the Kα3 residential planning zone, which is highly sought after by developers for its exceptional building density of 140% and a coverage factor of 50%. This zoning allows for a substantial total buildable area, supporting the construction of a contemporary residential block of up to 4 floors with a maximum height of 17 meters. Such parameters are ideal for developers looking to maximize floor area for luxury apartments or for an individual seeking to build an expansive city residence with significant architectural presence. Securing a plot with these robust specifications ensures your investment remains a secure and solid asset for over 3 decades of experience.

Description Plot for sale, located in Agioi Omologites, walking distance from Landmark Hotel. The plot has an area of 788sq.m. The plot falls within the Residential Planning Zone Kα3, with building density coefficient of 140%, coverage coefficient of 50%, maximum 4 floors and a maximum height of 17m. The plot is situated in a central yet quiet pocket, offering a level topography and significant size that is perfectly suited for immediate high-density development.
Building Density 140%
Cover Factor 50%
Town Planning Zone Residential (Zone Kα3)
Proximity Landmarks Located near the Landmark Nicosia hotel and the Central Bank of Cyprus.

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 commercial heart of the Nicosia district.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density residential plot in the heart of the distinguished Agioi Omologites quarter.
Cyprus real estate investment: A high-yield asset perfect for those seeking capital appreciation and strong rental returns in a premier capital location.
The Landmark Nicosia: Situated just a 5-minute walk away, placing your development in the immediate vicinity of the capital's premier luxury hub.
Central Bank of Cyprus: Reachable in just 3 minutes, reflecting the area’s status as the island's primary financial district.
Kennedy Avenue: Located within a 2-minute drive, providing immediate access to the capital's main commercial arteries and high-end retail.
Limassol Avenue: A short 3-minute drive away, ensuring an effortless and rapid connection to the main highway for travel to all coastal cities.
American Academy Nicosia: Positioned only 4 minutes away, making the location highly attractive for families seeking proximity to elite private education.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of central urban access and high buildable volume, this Agioi Omologites plot is an exceptional opportunity. Residential lands with 140% density in such distinguished locations move quickly once on the market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment possibilities of this 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: **788m²**