



For Sale, Land, Plot, Nicosia, 2,126m²

For Sale : € 5,500,000

Description

Strategic 2,126 sq.m. land parcel, ideal for mixed-use commercial and residential development, situated in the prime area of Agioi Omologites, in Nicosia district.

 Location: Strategically positioned in a prime city corridor, just 940m from the Venetian Walls of Nicosia and 310m from the Ministry of Finance. Surrounded by multi-storey office buildings and high-end residential flats, ensuring long-term value appreciation.

 Property Highlights:
 • Total Land Area: 2,126 sq.m. (comprising four continuous plots)
 • Frontage: Extensive 80m of road frontage on Grivas Digenis Avenue, plus an additional 30m on a registered public street.
 • Shape & Terrain: Continuous plots with flat terrain, offering optimized building efficiency.
 • Infrastructure: Close proximity to central utility networks, major road junctions, and ministerial facilities.
 • Investment Potential: This expansive parcel represents a significant opportunity for a multi-storey commercial hub or premium office and residential complex. Its central city size and location allow for flexible master-planning and high-density construction.
 • Existing Structures: One of the plots contains an obsolete building..

 Key Features / Why Invest:
 • Development Ready: Flat terrain and continuous plots layout significantly reduce pre-construction costs.
 • Strategic Growth Area: Located within a high-demand commercial and administrative hub of the capital.
 • Value Retention: Premium city-center positioning and dual-road orientation that ensure high visibility and resale value for the finished project.

 Planning Zone: The property falls within Planning Zone EZ-6, with a building coefficient of 200%, coverage of 60%, and permission for 8 floors (31 meters) of construction.
 There are separate title deeds for the four plots.

 *Kindly note that photos marked as "Digital Design" are not real-life images but have been artificially generated to help you envision the property's potential.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Furnished: **Unfurnished**

Area

Plot Area: **2,126m²**



Gallery



