



For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Pavlos, 818m²

For Sale : € 547,000

Description

Establishing a high-impact presence in one of Nicosia's most versatile industrial and commercial sectors requires a site that offers both expansive development potential and a premier urban setting. This industrial plot in Agios Dometios is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Situated in a vibrant area known for its strong commercial activity and accessibility, this property provides the powerful development framework required to create a landmark industrial or mixed-use project in a high-demand urban corridor.

High-Yield Development and Strategic Acquisition

The property is situated within the Eß4 industrial and commercial planning zone, offering a superior building density of 140% and a coverage factor of 50%. These high-intensity parameters allow for the construction of a modern four-storey building reaching a maximum height of 17 meters. This density level is perfectly suited for developers looking to maximize floor area for state-of-the-art industrial facilities, large-scale retail showrooms, or a high-yield mixed-use complex that can command premium returns in the capital. The location's strategic zoning ensures that any project developed here will capitalize on the heavy professional energy and logistical advantages of the district. Investing in an asset with such a high-yield potential in this strategic district ensures your project remains a secure and solid asset for 3 decades of experience.

Description Industrial Plot for Sale in Agios Dometios – High-Density Development Opportunity. Located in the vibrant area of Agios Dometios, suitable for industrial or mixed-use development with generous planning parameters. The land offers a level topography and a significant industrial stance, providing an efficient foundation for a high-volume construction project within a neighborhood defined by modern growth and industrial energy.

Building Density 140%

Cover Factor 50%

Town Planning Zone Industrial / Commercial — Zone Eß4

Proximity Landmarks Located near the Nicosia Race Club and the University of Nicosia.

Strategic Location and Community Amenities

The true value of this land is rooted in its elite urban setting, offering a sophisticated lifestyle that is perfectly connected to the educational and commercial heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density industrial and commercial plot in the prestigious and active Agios Dometios district.

Cyprus real estate investment: An institutional-grade asset perfect for those seeking maximum capital growth and high-volume yields in a premier capital location.

Nicosia Race Club: Situated just 3 minutes away, offering a unique historical and recreational anchor within the immediate vicinity.

University of Nicosia: Reachable in just 4 minutes, placing your development in the primary professional and academic corridor of the city.

Mall of Engomi: Located within a 5-minute drive, providing immediate access to international retail brands, high-end dining, and essential supermarkets.

Nicosia District Court: A short 6-minute drive away, reflecting the area's status as a central legal and administrative hub.

Eleftheria Square: Positioned only 9 minutes away, ensuring your project is seamlessly integrated into the retail, cultural, and historical heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer the maximum possible building factor in a high-demand industrial setting, this Agios Dometios plot is an unparalleled opportunity. High-density commercial and industrial lands in this specific professional corridor move quickly once they enter 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: **Industrial**

Area

Plot Area: **818m²**



Gallery

