



## For Sale, Land, Plot, Nicosia, Agios Dometios, 967m<sup>2</sup>

For Sale : € 150,000

### Description

Establishing a high-impact presence in one of Nicosia's most active residential and academic hubs requires a site that offers both exceptional density and a premier urban setting. This large residential plot in Agios Dometios is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Situated in a district defined by its proximity to major universities and international professional centers, this property provides the powerful development framework required to create a landmark residential project in a high-demand urban corridor.

### High-Yield Development and Strategic Acquisition

The property is situated within the Kα4 residential planning zone, offering a superior building density of 120% and a coverage factor of 50%. These high-intensity parameters allow for the construction of a modern three-storey building reaching a maximum height of 13.5 meters. This density level is perfectly suited for developers looking to maximize floor area for a luxury apartment complex or premium housing units that can command the highest rental yields in the capital. The large scale of the plot provides the necessary space for innovative architectural designs and comprehensive on-site amenities, ensuring the final development stands out in the local market. 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 Large residential plot in Agios Dometios – Zone Kα4. The property falls within the Residential Planning Zone Kα4, offering strong development potential. Key planning parameters include: 120% building density, 50% coverage, 3 floors, 13.50 m maximum height. Suitable for residential development such as apartments or housing units. Subject to VAT. The land offers a level topography and a significant footprint, providing an efficient foundation for a high-volume construction project within a neighborhood defined by modern growth and professional energy.

Building Density 120%

Cover Factor 50%

Town Planning Zone Residential (Zone Kα4)

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

### 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, large-scale residential 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.

University of Nicosia: Situated just 3 minutes away, placing your development in the primary residential corridor for the largest student and academic population in the city.

Nicosia Race Club: Reachable in just 2 minutes, offering a unique historical and recreational anchor within the immediate vicinity.

Mall of Engomi: Located within a 4-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 urban setting, this Agios Dometios plot is an unparalleled opportunity. High-density residential lands of this size 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.



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### Details

Property Type: **Land**

Status: **Available**

[Website](#)

### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

### Area

Plot Area: **967m<sup>2</sup>**



## Gallery

