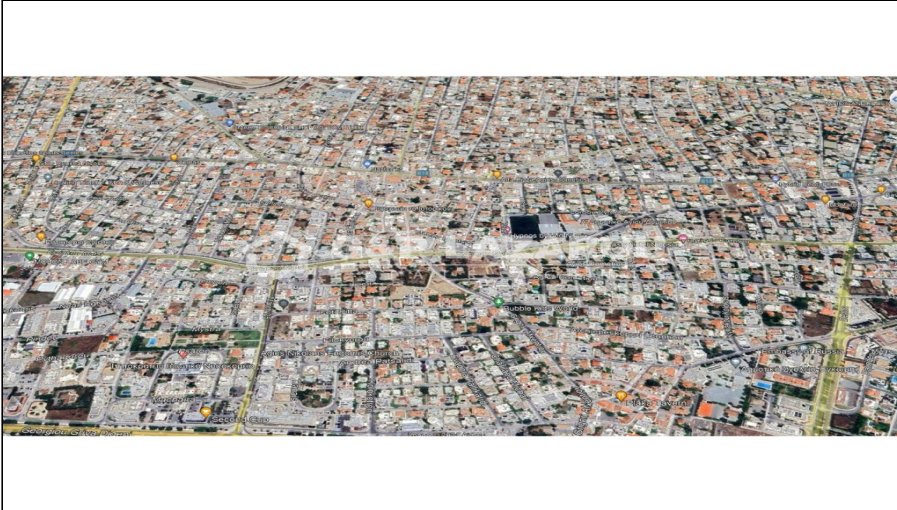




For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Georgios, 804m²

For Sale : **€ 600,000**

Description

Small Development and High-Value Living

Situated in the Agios Georgios area of Agios Dometios, this 804 m² residential plot offers an ideal balance between heritage and modern growth. Falling within the Πα8α planning zone, the property provides a generous building density of 140% and a high coverage factor of 70%. These parameters are perfectly suited for a high-value small development or a bespoke luxury residence that maximizes the available footprint. The significant area allows for creative architectural designs that can accommodate multiple units or an expansive family estate while ensuring long-term yield potential. Investing in a plot with these unique planning advantages in a central residential pocket ensures a solid asset backed by 3 decades of experience.

Description Plot for sale located in Agios Georgios area in Agios Dometios. The plot has an area of 804 m². This residential site is characterized by its traditional urban surroundings and high-intensity planning factors, making it a prime choice for developers and private owners alike. The property offers a level surface and a well-defined boundary, providing an efficient foundation for a modern construction project in a neighborhood that values both community and accessibility.

Building Density 140%

Cover Factor 70%

Town Planning Zone Residential — Zone Πα8α

Proximity Landmarks Located near the historic Agios Georgios Church and the Nicosia Municipal Gardens.

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 cultural and administrative heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare opportunity to acquire a high-density residential plot in the established and traditional Agios Georgios neighborhood of Agios Dometios.

Cyprus real estate investment: A high-value asset perfect for those seeking capital appreciation and a high-quality lifestyle in a central location.

Agios Georgios Church: Situated just 1 minute away, serving as a peaceful spiritual and community landmark in the immediate vicinity.

Nicosia Municipal Gardens: Reachable in just 4 minutes, offering expansive green spaces, walking paths, and the city's largest public park area.

Nicosia District Court: Located within a 3-minute drive, reflecting the area's proximity to central administrative and legal services.

University of Nicosia: A short 5-minute drive away, placing your development near the primary residential and academic corridor of the city.

Eleftheria Square: Positioned only 6 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 exceptional building factors in a sought-after residential setting, this Agios Georgios plot is an unparalleled opportunity. High-density residential lands of this size in such central locations 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-value 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: **7**

Area

Plot Area: **804m²**

Further Details

Water, Electricity



Gallery

