

For Sale, Land, Plot, Nicosia, Agioi Omologites, 1,281m²

For Sale : **€ 1,800,000**

Description
Building Your Legacy on Solid Ground requires identifying rare opportunities where commercial prominence and residential potential converge. This significant 1,268 m² dual-plot site on Kennedy Avenue is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Located directly on one of Nicosia's most prestigious avenues, this assembly provides the intensive development framework required to create a landmark mixed-use project in the heart of the capital's business district.

High-Yield Development and Strategic Acquisition

The property consists of two consecutive plots with complementary zoning. Plot 1 falls within the Eβ3 commercial zone with a 160% building density, while Plot 2 is within the Kα3 residential zone with a 140% density. This strategic combination allows for a massive total buildable area exceeding 1,875 m², supporting a structure of up to 6 floors and a maximum height of 24 meters. These specifications are ideal for developers looking to maximize floor area for a high-end corporate headquarters combined with luxury urban residences. Securing such a large, unified footprint on a major high street ensures your project remains a secure and solid asset for 3 decades of experience.

Description Two consecutive plots for sale with 1,268 m² total area. Located on Kennedy Avenue, city center. Plot 1: 665 m², Zone Eβ3, 160% building density. Plot 2: 603 m², Zone Kα3, 140% building density. Total buildable area: more than 1,875 m². The site offers exceptional visibility and a level topography, providing the perfect foundation for a multi-use landmark in a location where land of this scale and central proximity is extremely scarce.
Building Density 160% (Eβ3) / 140% (Kα3)
Cover Factor 50%
Town Planning Zone Commercial (Eβ3) and Residential (Kα3)
Proximity Landmarks Located on John Kennedy Avenue near the Central Bank of Cyprus.

Strategic Location and Community Amenities

The true value of this land is rooted in its prime urban location, offering a prestigious professional environment perfectly connected to the financial and administrative heart of the Nicosia district.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density dual-plot site on the iconic Kennedy Avenue.
Cyprus real estate investment: An institutional-grade asset perfect for those seeking maximum rental yields and long-term capital appreciation in a premier capital location.
John Kennedy Avenue: Situated directly on this major commercial artery, providing immediate access to the city's leading banks, law firms, and luxury retail.
Central Bank of Cyprus: Reachable in just 2 minutes, placing your development in the immediate vicinity of the island's primary financial institution.
The Landmark Nicosia: Located within a 3-minute walk, offering proximity to elite business networking and international hospitality services.
Limassol Avenue: A short 2-minute drive away, ensuring an effortless and rapid connection to the main highway for travel to all coastal cities.
Stasikratous Street: Positioned only 5 minutes away, providing access to Nicosia's exclusive boutique shopping and fine dining district.

If you are looking for G&P Lazarou trusted properties that offer the maximum possible building factor and a substantial unified footprint, these Kennedy Avenue plots are an unparalleled opportunity. Commercial assemblies of this size in the city center are finite and move quickly once on 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: **Commercial**

Height: **24**

Area

Plot Area: **1,281m²**

Further Details

Water, Electricity

Gallery

