

For Sale, Land, Plot, Nicosia, Agioi Omologites, 426m²

For Sale : **€ 350,000**

Description
Investigating New Prospects in Nicosia's Most Historic Quarter begins with identifying assets that offer a unique blend of heritage and high-yield potential. This residential plot in Agioi Omologites is a prime example of a property that balances a high-yield development with strategic acquisition. Located in one of the capital's most prestigious and traditional residential pockets, this site provides the ideal foundation for a project that demands high coverage and a significant buildable area.

High-Yield Development and Strategic Acquisition

The property is situated within the Πα9 residential planning zone, a specialized classification that offers an impressive building density of 120% and a high coverage factor of 70%. These parameters are perfectly suited for developers or investors looking to maximize the building footprint, allowing for the creation of spacious residences or a boutique apartment complex. While the height is limited to 2 floors and 7 meters to respect the local architectural character, the high density ensures you can maximize the internal living space across the plot. Selecting an asset with these specific zoning advantages ensures your investment remains a secure and solid asset for over 3 decades of experience.

Description Residential plot in Agioi Omologites. It falls into residential planning zone Πα9 with 120% building density, 70% coverage, 2 floors and a maximum height of 7m. The plot is situated in a highly sought-after urban area characterized by traditional townhouses and modern luxury renovations, offering a level topography that is ready for immediate development in a high-demand rental and purchase market.
Building Density 120%
Cover Factor 70%
Town Planning Zone Residential (Zone Πα9)
Proximity Landmarks Located near the Ministry of Foreign Affairs and the Agioi Omologites Primary School.

Strategic Location and Community Amenities

The true value of this land is rooted in its central urban location, bridging the gap between Nicosia's historical charm and its modern administrative core.

Plots of land for sale in Nicosia: A rare opportunity to acquire a high-density plot in the heart of the distinguished Agioi Omologites district.
Cyprus real estate investment: A high-yield residential asset perfect for those seeking capital appreciation and premium rental returns in a central location.
Ministry of Foreign Affairs: Situated just 3 minutes away, placing your project in the heart of the capital's administrative and diplomatic hub.
Agioi Omologites Primary School: Reachable in 2 minutes, making it an excellent choice for family-oriented residential developments.
Grivas Digenis Avenue: Located within a 3-minute drive, providing immediate access to the city's primary commercial and business artery.
Pedieos Linear Park: A short 5-minute walk away, offering a lush green escape for exercise and relaxation in the city center.
Eleftheria Square: Positioned only 6 minutes away, ensuring seamless connectivity to the cultural and retail heart of Nicosia.

If you are looking for G&P Lazarou trusted properties that offer high density and a prestigious address, this Agioi Omologites plot is an exceptional opportunity. Residential lands with 120% density in such central, traditional zones are a limited commodity and move quickly.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this prime site. G&P Lazarou has been a leader in the local 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: **426m²**

Gallery

