



For Sale, Land, Plot, Nicosia, Agioi Omologites, 562m²

For Sale : € 2,280,500

Description

Building Your Legacy on Solid Ground begins with securing a position in Nicosia's most elite vertical corridor. This 562 m² commercial plot in the heart of Agioi Omologites is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Located in a high-intensity urban pocket, this property provides the most powerful development framework available to create a landmark multi-story project in a prime capital location.

High-Yield Development and Strategic Acquisition

The property is situated within the Ea3 commercial planning zone, a category reserved for high-impact urban growth. It offers an extraordinary building density of 200% and a coverage factor of 40%, parameters specifically designed for institutional-grade projects. These specifications allow for a landmark structure of up to 10 storeys and a maximum height of 38 meters. Such intensive buildable potential is ideal for developers looking to maximize floor area for Grade A corporate offices or premium mixed-use developments that command top-tier rental yields. Securing a versatile plot with this level of development volume ensures your project remains a secure and solid asset for 3 decades of experience.

Description Commercial plot centrally located in Agioi Omologites area of Nicosia, is available for sale together. The plot falls within the commercial planning zone Ea3 with a maximum building density coefficient of 200% and a coverage coefficient of 40% over 10 floors and 38 metres height. Title deeds are available. The plot occupies a high-visibility position in a bustling urban hub, providing the perfect foundation for a prominent architectural landmark surrounded by established financial and governmental institutions.

Building Density 200%

Cover Factor 40%

Town Planning Zone Commercial (Zone EA3)

Proximity Landmarks Located near the Ministry of Foreign Affairs and the Nikis Avenue commercial hub.

Strategic Location and Community Amenities

The true value of this land is rooted in its elite urban location, offering a prestigious professional environment that is perfectly connected to the financial and political heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a top-tier commercial plot with 200% density and 10-storey potential in the heart of Agioi Omologites.

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

Ministry of Foreign Affairs: Situated just 2 minutes away, placing your development in the immediate vicinity of the island's most elite administrative sector.

Nikis Avenue: Reachable in just 1 minute, providing immediate access to one of Nicosia's most vibrant shopping, dining, and business high streets.

KPMG Headquarters: Located within a 3-minute drive, reflecting the area's status as a top-tier destination for global corporate offices.

Pedieos Linear Park: A short 5-minute walk away, offering a lush green corridor for recreation and wellness amidst the urban center.

Eleftheria Square: Positioned only 5 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 and floor count in a central location, this Agioi Omologites plot is an unparalleled opportunity. Commercial lands with 200% density and 10-storey potential are extremely 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**

Area

Plot Area: **562m²**



Gallery

