

For Sale, Land, Plot, Nicosia, Ag Konst and Elenis, 680m²

For Sale : **€ 650,000**

Description
Establishing The Cornerstones Of Your Success With This Highly Lucrative Commercial Plot Occupying A Command Position In The Vibrant Heart Of The Agion Konstantinou Kai Elenis Area In Central Nicosia. This Property Is Where Your Vision Takes Shape, Offering A Strategic Environment For Those Who Prioritize High-Yield Vertical Potential And Strategic Urban Acquisition. Situated In One Of The Capital's Most Established Professional Hubs, This Site Provides A Rare Opportunity To Create A Landmark Six-Storey Office Complex Or A Premium Mixed-Use Development In A Neighborhood That Constantly Rewards Strategic Real Estate Investment.

High-Yield Development And Strategic Acquisition

Falling Within The Eβ3 Commercial Planning Zone, This Asset Is A Top-Tier Choice For Strategic Acquisition And High-Return Development. With An Exceptional Building Density Of 160% And A Coverage Factor Of 50%, The Land Offers Unmatched Potential For Vertical Projects. These Specifications Allow For A Robust Architectural Design Of Up To 6 Floors With A Maximum Height Of 24 Metres, Maximizing Internal Floor Space Near The Capital's Central Administrative And Academic Heart. Investing In A Plot With Such Significant Development Factors In This Prime Urban Pocket Ensures That Your Project Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description Commercial plot for sale, located in Agion Konstantinou kai Elenis area, in the center of Nicosia. The plot has an area of 680sqm with 160% building density. The property offers a prime commercial location and excellent development prospects in a central business pocket near essential city services, major financial road networks, and Nicosia's primary business avenues.
Building Density 160%
Cover Factor 50%
Town Planning Zone Commercial (Zone Eβ3)
Proximity Landmarks Located Near The Landmark Nicosia Hotel And Kallipoleos Avenue.

Strategic Location And Community Amenities

The True Value Of This Property Is Rooted In Its Strategic Location, Bridging The Gap Between The City's Professional Pulse And Its Urban Sophistication. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Corporate Tenants Or Commercial Success.

Plots Of Land For Sale In Nicosia: A Significant Opportunity To Secure A High-Density Commercial Plot In The Central Agion Konstantinou Kai Elenis District.
Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Those Seeking Capital Appreciation And High-Yield Mixed-Use Potential In The Capital.
The Landmark Nicosia: Situated Just 2 Minutes Away, Highlighting The Prestigious And Elite Nature Of This Professional Zone.
Kallipoleos Avenue: Reachable In Just 1 Minute, Connecting Your Project To Major Professional Services, Trendy Cafes, And Key Transportation Links.
University Of Cyprus Academy Campus: Located Within A 2-Minute Drive, Highlighting The Central And Academic Heart Of This Elite Zone.
Alsos Forest (Akadimias Park): Positioned Only 3 Minutes Away, Offering Immediate Access To One Of Nicosia's Most Beautiful Green Spaces For Recreation.
Nicosia City Center: A Short 4-Minute Drive Ensures Your Development Stays Perfectly Connected To The Primary Financial Heart Of Cyprus.

If You Are Looking For G&P Lazarou Trusted Properties That Provide Both Prestige And The Perfect Setting For A High-Yield Project, This Nicosia Site Is A Remarkable Opportunity. Commercial Plots With 160% Density In Such A Command Location Move Quickly Once On The Market.

Contact G&P Lazarou Estate Agents Today To Arrange A Private Consultation And Discover How This Property Can Serve As The Starting Point For Your Legacy. G & P Lazarou Estate Agents Has Been A Leader In The Cyprus Property Market For Over 3 Decades Of Experience, Committed To Helping You Find The Perfect Ground For Your Success.

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Height: **24**

Area

Plot Area: **680m²**