


# For Sale, Land, Plot, Nicosia, Agioi Omologites, 504m²

For Sale : **€ 599,000**

**Description**
Maximizing Your Urban Investment in the Heart of the Capital begins with selecting a property that offers the ultimate flexibility for modern mixed-use design. This commercial plot in Agioi Omologites is an exceptional choice for those who prioritize high-yield development and strategic acquisition. Located in one of Nicosia's most influential professional districts, this site provides the intensive development parameters required for a landmark project that combines premium residential and commercial spaces.

High-Yield Development and Strategic Acquisition

The property is situated within the Eβ4 commercial planning zone, a classification that offers a powerful combination of a 140% building density and a 50% coverage factor. These specifications are perfectly suited for developers looking to create a multi-story mixed-use building of up to 4 floors and 17 meters in height. Such high density ensures you can maximize the return on investment by developing luxury apartments alongside executive office spaces or high-end retail units. Securing an asset with these versatile building factors in a prime city-center location ensures your project remains a secure and solid asset for 3 decades of experience.

Description Commercial plot in Agioi Omologites. It is ideal for a mixed use building. The property falls within commercial planning zone Eβ4 with 140% building density, 50% coverage, 4 floors and a maximum height of 17m. Title deed is available. No subject to VAT. The plot features a level topography and a strategic position, providing the ideal foundation for an ambitious architectural project in a high-demand rental and business area.
Building Density 140%
Cover Factor 50%
Town Planning Zone Commercial (Zone Eβ4)
Proximity Landmarks Located near the Ministry of Foreign Affairs and Nikis Avenue.

Strategic Location and Community Amenities

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

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density commercial plot in the prestigious Agioi Omologites quarter.
Cyprus real estate investment: An institutional-grade asset perfect for those seeking high rental yields and long-term capital appreciation in a prime capital location.
Ministry of Foreign Affairs: Situated just 3 minutes away, placing your development at the heart of the capital's administrative hub.
Nikis Avenue: Reachable in just 2 minutes, providing immediate access to one of the city's most vibrant shopping and dining high streets.
KPMG Headquarters: Located within a 4-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 walking, cycling, and recreation in the city center.
Eleftheria Square & City Center: Positioned only 6 minutes away, ensuring your project is seamlessly integrated into the cultural and retail heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer both 140% density and a prime commercial address, this Agioi Omologites plot is an exceptional opportunity. Commercial lands in such central locations with no VAT burden are highly prized and move quickly.

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

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| Property Type: **Land** | Status: **Available** | Website |

## Main Features

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| Property Subtype: **Plot** | Town Planning Zone: **Commercial** | Height: **17** |

## Area

Plot Area: **504m²**

# Gallery

