

For Sale, Land, Plot, Nicosia, Agios Dometios, 586m²

For Sale : **€ 120,000**

Description
Establishing a high-impact presence in one of Nicosia’s most active residential and academic hubs requires a site that offers both exceptional density and a premier urban setting. This residential plot in Agios Dometios is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Situated in a district defined by its proximity to major universities and international professional centers, this property provides the powerful development framework required to create a landmark residential project in a high-demand urban corridor.

High-Yield Development and Strategic Acquisition

The property is situated within the Kα4 residential planning zone, offering a superior building density of 120% and a coverage factor of 50%. These high-intensity parameters allow for the construction of a modern three-storey building reaching a maximum height of 13.5 meters. This density level is perfectly suited for developers looking to maximize floor area for a luxury apartment complex or premium professional suites that can command the highest rental yields in the capital. The availability of a clean title deed ensures a transparent and rapid acquisition process, while the location's flexible zoning offers incredible long-term potential. Investing in an asset with such a high-yield potential in this strategic district ensures your project remains a secure and solid asset for 3 decades of experience.

Description Residential plot in Agios Dometios. Ideal for a family home or an apartment building. The property offers a level topography and a clean rectangular shape, providing an efficient foundation for construction within a neighborhood defined by modern developments and a secure, professional atmosphere.
Building Density 120%
Cover Factor 50%
Town Planning Zone Residential (Zone Ka4)
Proximity Landmarks Located near the Coca-Cola Factory (Lanitis Bros) and the Nicosia Race Club.

Strategic Location and Community Amenities

The true value of this land is rooted in its elite urban setting, offering a sophisticated lifestyle that is perfectly connected to the educational and commercial heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density residential plot in the prestigious and active Agios Dometios district.
Cyprus real estate investment: An institutional-grade asset perfect for those seeking maximum capital growth and high-volume yields in a premier capital location.
Coca-Cola Factory (Lanitis Bros): Situated just 2 minutes away, serving as a major industrial and commercial landmark that defines the area's professional activity.
Nicosia Race Club: Reachable in just 3 minutes, offering a unique historical and recreational anchor within the immediate vicinity.
University of Nicosia: Located within a 5-minute drive, placing your development near the primary residential corridor for the largest student and academic population in the city.
Nicosia District Court: A short 6-minute drive away, reflecting the area’s status as a central legal and administrative hub.
Eleftheria Square: Positioned only 9 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 in a high-demand institutional setting, this Agios Dometios plot is an unparalleled opportunity. High-density residential lands in this specific academic and professional corridor move quickly once they enter 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: **Residential**

Height: **14**

Area

Plot Area: **586m²**

Gallery

