

For Sale, Land, Plot, Nicosia, Ag. Antonios, 669m²

For Sale : **€ 770,000**

Description
Establishing The Cornerstones Of Your Success With This Unrivaled Development Opportunity Located In The Strategic Heart Of Nicosia. This Property Is Where Your Vision Takes Shape, Offering A High-Yield Environment For Those Who Prioritize Strategic Urban Acquisition And Maximum ROI. Benefiting From A Special Development Scheme Designed To Revitalize The Capital’s Center, This Site Provides A Rare Opportunity To Create A Landmark Eight-Storey Commercial Or Mixed-Use Tower In A Neighborhood That Constantly Rewards Bold Real Estate Investment Outside The Historic City Walls.

High-Yield Development And Strategic Acquisition

Falling Within The EZ-α Commercial Planning Zone, This Asset Is A Top-Tier Choice For Developers Focused On High-Yield Development And Strategic Acquisition. With A Substantial Base Building Density Of 200% And A Coverage Factor Of 60%, The Land Offers Exceptional Potential For A Major Vertical Project. The Special Regulatory Framework For This Specific Area Permits The Construction Of A Remarkable Building Across 8 Floors With A Maximum Height Of 31 Metres, Providing Unparalleled Visibility And Internal Floor Space. Investing In A Plot With Such Significant Incentives And Regulatory Advantages Ensures That Your Project Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description UNIQUE OPPORTUNITY to acquire a plot ideal for various types of developments. The plot benefits from a special scheme for the center of the capital, allowing commercial use outside the city walls and permitting up to 8 floors with a maximum height of 31 meters. The property offers a prime urban location with significant development incentives, providing an ideal foundation for a flagship corporate headquarters or a high-end mixed-use landmark.
Building Density 200%
Cover Factor 60%
Town Planning Zone Commercial (EZ-α)
Proximity Landmarks Located Near The OXI Roundabout And The D'Avila Bastion.

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 Historical Heritage. 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 Benefiting From Capital Center Incentives.
Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Those Seeking Capital Appreciation And High-Yield Development Near The Walled City.
OXI Roundabout: Situated Just 1 Minute Away, Highlighting The Central Commercial And Social Pulse Of The Neighborhood.
Eleftheria Square: Reachable In Just 3 Minutes, Connecting Your Project To The Newly Redesigned Social And Cultural Heart Of Nicosia.
D'Avila Bastion: Located Within A 2-Minute Walk, Providing A Prestigious Link To The City’s Historic Venetian Walls.
Archbishop Makarios III Avenue: Positioned Only 3 Minutes Away, Providing Effortless Access To The Capital's Primary Luxury Retail And Business Hub.
Nicosia City Center: A Short 2-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 Scale And The Perfect Setting For A High-Yield Project, This Central Nicosia Site Is A Remarkable Opportunity. Commercial Plots With 8-Floor Potential 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: **31**

Area

Plot Area: **669m²**

Further Details

Water, Electricity, Corner Plot