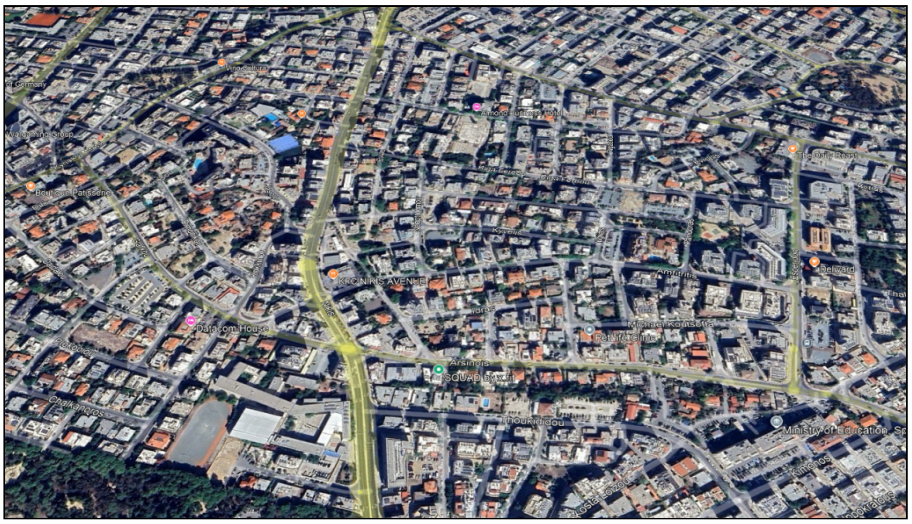

For Sale, Land, Plot, Nicosia, Agioi Omologites, 720m²

For Sale : **€ 650,000**

Description
Building Your Legacy on Solid Ground begins with securing a privileged position in the epicenter of the capital’s administrative and financial districts. This prime plot in the heart of Nicosia, complete with an existing house, is an exceptional choice for those seeking a balance between a small development and high-value living. Located in the prestigious Agioi Omologites area, this property provides the intensive development framework required to create a landmark residential project in Nicosia's most high-demand urban center.

Balance between Small Development and High-Value Living

The property is situated within the Kα3 residential planning zone, which is highly sought after for its impressive building density of 140% and a coverage factor of 50%. This zoning allows for a substantial total buildable area, supporting the construction of a contemporary residential block or a grand city estate. The high density ensures you can maximize the floor area across multiple levels, offering a lucrative opportunity for developers looking to create high-end apartments that cater to the professional elite. Investing in a plot with such robust specifications in this central hub ensures your project remains a secure and solid asset for 3 decades of experience.

Description Privileged plot with a house, located in the center of Nicosia, close to all amenities. Offers easy access to the highway, city center, KPMG, Central Bank of Cyprus, Landmark Hotel, and business center. Building factor: 140%, Coverage factor: 50%. Title deed available for immediate transfer. The property is ideally located for redevelopment, benefiting from a level topography and a high-profile address that guarantees long-term appreciation and high rental demand.
Building Density 140%
Cover Factor 50%
Town Planning Zone Residential (Zone Kα3)
Proximity Landmarks Located near the KPMG Cyprus Headquarters and the Central Bank of Cyprus.

Strategic Location and Community Amenities

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

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density plot in the prestigious Agioi Omologites district.
Cyprus real estate investment: A high-yield residential asset perfect for those seeking capital appreciation and strong rental returns in a premier capital location.
KPMG Headquarters: Situated just 2 minutes away, placing your development at the heart of the capital’s professional and financial activity.
Central Bank of Cyprus: Reachable in just 3 minutes, reflecting the area’s status as the island's primary economic hub.
The Landmark Nicosia: Located within a 4-minute walk, providing access to luxury hospitality, fine dining, and elite networking venues.
Kennedy Avenue: A short 2-minute drive away, offering immediate access to major banks, retail shops, and trendy cafes.
A1 Motorway: Positioned only 5 minutes away, ensuring an effortless and rapid connection to Larnaca, Limassol, and the rest of the island.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of central urban access and high buildable volume, this privileged plot is an exceptional opportunity. Residential lands with 140% density in such distinguished locations move quickly once on the market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment possibilities of this 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: **17**

Area

Plot Area: **720m²**