

For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Georgios, 665m²

For Sale : **€ 480,000**

Description
Establishing a high-impact presence in one of Nicosia’s most active commercial and professional hubs requires a site that offers both exceptional density and a premier urban setting. This commercial plot for sale, located in one of the best areas of Agios Dometios, is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Centrally located on a main avenue, this property provides the powerful development framework required to create a landmark commercial project in a high-demand urban corridor.

High-Yield Development and Strategic Acquisition

The property is situated within the Eβ3 commercial planning zone, offering a superior building density of 160% and a coverage factor of 50%. These high-intensity parameters allow for the construction of a modern six-storey building reaching a maximum height of 24 meters. This density level is perfectly suited for developers looking to maximize floor area for a luxury office complex, retail flagship, or a mixed-use development that can command the highest rental yields in the capital. The central location on a major avenue ensures maximum visibility and high traffic exposure, making it an institutional-grade asset for long-term growth. 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 Commercial plot for sale, located in one of the best areas of Agios Dometios. Centrally located on a main avenue, this plot is a strong investment opportunity. The land offers a level topography and a prominent avenue stance, providing an efficient foundation for a high-impact architectural project in a neighborhood defined by modern commercial growth and professional energy.
Building Density 160%
Cover Factor 50%
Town Planning Zone Commercial — Zone Eβ3
Proximity Landmarks Located on a main avenue near the Nicosia Race Club and the University of Nicosia.

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 commercial 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.
University of Nicosia: Situated just 4 minutes away, placing your development near the primary professional and academic corridor of the city.
Nicosia Race Club: Reachable in just 3 minutes, offering a unique historical and recreational anchor within the immediate vicinity.
Mall of Engomi: Located within a 4-minute drive, providing immediate access to international retail brands, high-end dining, and essential supermarkets.
Nicosia District Court: A short 5-minute drive away, reflecting the area’s status as a central legal and administrative hub.
Eleftheria Square: Positioned only 8 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 commercial setting, this Agios Dometios avenue plot is an unparalleled opportunity. High-density commercial lands in this specific 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: **Commercial**

Height: **24**

Area

Plot Area: **665m²**

Further Details

Corner Plot