

For Sale, Land, Plot, Nicosia, Agios Dometios, 790m²

For Sale : **€ 305,000**

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 exceptional residential plot in Agios Dometios is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Situated in a peaceful and well-developed neighborhood, 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 a bespoke family home that can command the highest rental yields in the capital. The versatility of the zoning ensures that any project developed here will meet the growing demand for modern urban living in a thriving community. 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 An exceptional opportunity to invest in a residential plot in the highly desirable area of Agios Dometios, Nicosia. Priced at €305,000, this plot offers a building density of 120% and a coverage ratio of 50%, making it ideal for constructing a family home or a small residential development. Located in a peaceful and well-developed neighborhood, this property is perfect for those seeking both comfort and convenience. Close to schools, shops, and major amenities, it provides easy access to everything a modern lifestyle requires. Agios Dometios is a thriving community, known for its blend of traditional charm and urban accessibility, making it a top choice for homeowners and investors alike. Whether you’re looking to build your forever home or secure a high-potential investment, this plot represents a rare chance to shape your future in one of Nicosia’s most sought-after locations. The land offers a level topography and a clean orientation, providing an efficient foundation for construction within a neighborhood defined by modern growth and a secure, professional atmosphere.
Building Density 120%
Cover Factor 50%
Town Planning Zone Residential — Zone Kα4 (100%)
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 4-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 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 urban setting, this Agios Dometios plot is an unparalleled opportunity. High-density residential 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: **Residential**

Height: **14**

Area

Plot Area: **790m²**

Further Details

Water, Electricity

Gallery

