

# For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Pavlos, 524m²

For Sale : **€ 380,000**

**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 524 sqm prime commercial land on Agiou Pavlou avenue in Agios Dometios is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Situated directly on a main commercial artery next to established businesses like Papettas Electrics, 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 Eβ5 commercial 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 mixed-use building, premium offices, or retail showrooms that can command the highest rental yields in the capital. The prominent location on Agiou Pavlou 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 – Agios Dometios, Nicosia. 524 sqm prime commercial land on Agiou Pavlou avenue, next to Papettas Electrics. Suitable for commercial development, mixed-use, offices, shops, or apartments with retail. Prime location with strong visibility, heavy traffic, and excellent access to central Nicosia. 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 120%
Cover Factor 50%
Town Planning Zone Commercial — Zone Eβ5 (100%)
Proximity Landmarks Located on Agiou Pavlou Avenue, adjacent to Papettas Electrics and near 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 commercial plot on a major avenue in the prestigious 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.
Agiou Pavlou Avenue: Situated directly on one of the capital's busiest commercial roads, ensuring constant exposure to high volumes of vehicle and pedestrian traffic.
Nicosia Race Club: Reachable in just 2 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 and academic corridor of 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-visibility commercial setting, this Agiou Pavlou plot is an unparalleled opportunity. High-density commercial lands on such prominent avenues 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: **14**

## Area

Plot Area: **524m²**