

For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Georgios, 614m²

For Sale : **€ 449,900**

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 prime commercial plot in Agios Dometios is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Situated in immediate proximity to the Engomi Industrial Zone, Apollonio Hospital, and major academic institutions, 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 Eβ4 commercial planning zone, offering a superior building density of 140% and a coverage factor of 50%. These high-intensity parameters allow for the construction of a modern four-storey building reaching a maximum height of 17 meters. This density level is perfectly suited for developers looking to maximize floor area for a corporate headquarters, premium office complex, or mixed-use development that can command the highest rental yields in the capital. The potential to support over 850 m² of office space makes this an institutional-grade asset for long-term growth. The owner's openness to land-for-property or land-for-flat exchange (antiparoxi) adds a unique layer of strategic flexibility to this acquisition. 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 Prime commercial plot for sale in Agios Dometios, Nicosia, near Engomi, the University of Nicosia, Engomi Industrial Zone, and Apollonio Hospital. Supports 4 floors and over 850 m² of office space. Suitable for corporate headquarters or mixed-use development. Title deed available. Land-for-property or land-for-flat exchange possible. The land offers a level topography and a prominent stance, providing an efficient foundation for a high-impact architectural project in a neighborhood defined by modern growth and professional energy.
Building Density 140%
Cover Factor 50%
Town Planning Zone Commercial — Zone Eβ4 (100%)
Proximity Landmarks Located near Apollonio Hospital, the Engomi Industrial Zone, 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, medical, 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.
Apollonio Hospital: Situated just 2 minutes away, serving as a major medical landmark that drives professional demand in the area.
University of Nicosia: Reachable in just 3 minutes, placing your development in the primary professional and academic corridor of the city.
Engomi Industrial Zone: Located within a 2-minute drive, anchoring the property within a key commercial and logistics hub.
Mall of Engomi: A short 4-minute drive away, providing immediate access to international retail brands, high-end dining, and essential supermarkets.
Eleftheria Square: Positioned only 9 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 and creative acquisition options, this Agios Dometios commercial 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: **17**

Area

Plot Area: **614m²**