

For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Georgios, 474m²

For Sale : **€ 270,000**

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 prime 474 sqm residential plot in Agios Dometios is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Situated in a lively, family-friendly area close to essential amenities and the city centre, 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 modern apartment complex or a bespoke family home that can command the highest rental yields in the capital. The 474 sqm area and the availability of a clean title deed ensure a transparent and rapid acquisition process, while the location's flexible zoning offers incredible long-term potential. 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 474 sqm residential plot for sale in Agios Dometios, Nicosia. Zoned Kα4 (100%), allowing 3 floors up to 13.5 m. Located in a lively, family-friendly area close to schools, shops, cafés, and Nicosia city centre. Suitable for a modern home or a small residential development. Title deed available. The land offers a level topography and a clean orientation, providing the perfect foundation for a prominent architectural project surrounded by global institutions and elite retail infrastructure.
Building Density 120%
Cover Factor 50%
Town Planning Zone Residential (Zone Ka4)
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: **474m²**

Further Details

Corner Plot