

For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Georgios, 697m²

For Sale : **€ 450,000**

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 679 sqm commercial plot in a central, high-visibility area of Agios Dometios is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Situated in a prime commercial zone, 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 premium office spaces, retail showrooms, or a mixed-use development that can command the highest rental yields in the capital. The significant 679 sqm area provides a substantial canvas for a high-impact architectural project, ensuring the final development stands out in this competitive market. 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 FOR SALE COMMERCIAL LAND IN AGIOS DOMETIOS. A 679m² commercial plot in a central, high-visibility area of Agios Dometios, suitable for offices, retail, or mixed-use development. Allows up to 4 floors (17m height). Strong development potential in a prime commercial zone. The land offers a level topography and a prominent stance, providing an efficient foundation for a high-volume construction project within a neighborhood defined by modern commercial growth and professional energy.
Building Density 140%
Cover Factor 50%
Town Planning Zone Commercial — Zone Eβ4 (100%)
Proximity Landmarks Located near the Mall of Engomi 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, large-scale 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.
Mall of Engomi: Situated just 3 minutes away, providing immediate access to international retail brands, high-end dining, and essential supermarkets.
University of Nicosia: Reachable in just 2 minutes, placing your development in the primary professional and academic corridor of the city.
Nicosia Race Club: Located within a 4-minute drive, offering a unique historical and recreational anchor within the immediate vicinity.
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 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: **697m²**