

For Sale, Land, Plot, Nicosia, Ag. Antonios, 815m²

For Sale : **€ 1,350,000**

Description
Establishing The Cornerstones Of Your Success With This Highly Lucrative Commercial Plot Spanning 815 Sqm In The High-Yield Core Of Agios Antonios. This Property Is Where Your Vision Takes Shape, Offering A High-Yield Environment For Those Who Prioritize Strategic Urban Acquisition And Maximum ROI. Situated In A Prime Professional Zone Characterized By Rapid Modernization And High Visibility, This Site Provides A Rare Opportunity To Create A Landmark Development In A Neighborhood That Constantly Rewards High-End Real Estate Investment.

High-Yield Development And Strategic Acquisition

Falling Within The EZ-κ Commercial Zone, This Asset Is A Top-Tier Choice For Strategic Acquisition And High-Yield Development. With A Significant Building Density Of 200% And A Coverage Factor Of 60%, The Land Offers Exceptional Potential For A Vertical Project. These Specifications Support A Robust Architectural Design Aimed At Maximizing Internal Floor Space And Commercial Utility, Allowing For Up To Six Floors And A Maximum Height Of 24 Metres. Investing In A Plot With Such Significant Growth Factors In This Strategic Location Ensures That Your Project Remains A Secure And Solid Asset For Over 3 Decades Of Experience.

Description FOR SALE COMMERCIAL LAND IN AGIOS ANTONIOS, NICOSIA Prime 815m2 Commercial Plot for sale in the heart of Agios Antonios, Nicosia, representing a phenomenal investment opportunity. The plot boasts highly favorable building characteristics under Zone EZ-κ (100): an impressive 200% Building Density and a 60% Cover Factor. This allows for up to six floors and a maximum height of 24m. Its strategic, central Nicosia location ensures maximum exposure, easy access, and consistent demand from businesses. The property offers a level topography and is situated in a high-demand pocket near essential city services, major professional road networks, and Nicosia's primary business avenues.
Building Density 200%
Cover Factor 60%
Town Planning Zone Commercial (Zone EZ-κ)
Proximity Landmarks Located Near The Digeni Akrita Avenue And The Agios Antonios Municipal Market.

Strategic Location And Community Amenities

The True Value Of This Property Is Rooted In Its Strategic Location, Bridging The Gap Between The City's Professional Pulse And Major Social Hubs. This Ensures That Your Project Remains Highly Accessible, Providing A Competitive Edge For Future Corporate Tenants Or Residential Occupants.

Plots Of Land For Sale In Nicosia: A Significant Opportunity To Secure A High-Density Commercial Plot In The Central Agios Antonios District.
Cyprus Real Estate Investment: A Top-Tier Asset Perfect For Those Seeking Capital Appreciation And High-Yield Development In The Heart Of The Capital.
Digeni Akrita Avenue: Situated Just 1 Minute Away, Connecting Your Project To One Of Nicosia's Busiest Commercial And Transport Arteries.
Agios Antonios Municipal Market: Reachable In Just 2 Minutes, Highlighting The Central And Vibrant Nature Of This Historic Urban Neighborhood.
Archbishop Makarios III Avenue: Located Within A 3-Minute Drive, Connecting Your Project To The Capital’s Most Famous Commercial And Business Hub.
Famagusta Gate: Positioned Only 4 Minutes Away, Providing A Prestigious Link To One Of Nicosia's Most Significant Cultural And Historical Landmarks.
Nicosia City Center: A Short 4-Minute Drive Ensures Your Development Stays Perfectly Connected To The Primary Financial Heart Of Cyprus.

If You Are Looking For G&P Lazarou Trusted Properties That Provide Both Scale And The Perfect Setting For A High-Yield Project, This Agios Antonios Site Is A Remarkable Opportunity. Commercial Plots With 200% Density In Such A Strategic Location Move Quickly Once On The Market.

Contact G&P Lazarou Estate Agents Today To Arrange A Private Consultation And Discover How This Property Can Serve As The Starting Point For Your Legacy. G & P Lazarou Estate Agents Has Been A Leader In The Cyprus Property Market For Over 3 Decades Of Experience, Committed To Helping You Find The Perfect Ground For Your Success.

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Height: **24**

Area

Plot Area: **815m²**