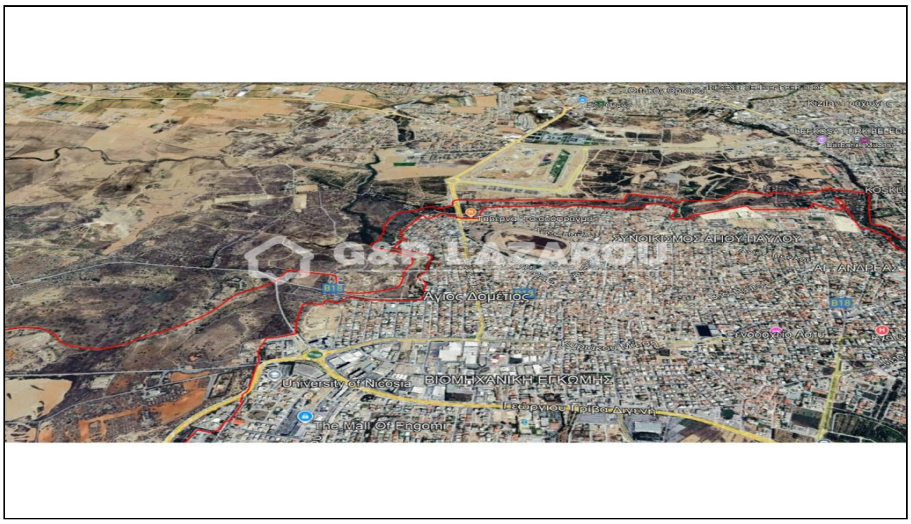


For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Georgios, 558m²

For Sale

Description
Securing a land asset in the heart of Nicosia's primary academic and commercial hub requires a location that offers both high development volume and immediate access to the city's most modern infrastructure. This 558 m² residential plot in Agios Dometios is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Situated in a prime residential pocket that serves the University of Nicosia and the diplomatic quarter of Engomi, this property provides the powerful framework required to create a high-impact residential project in a high-demand urban setting.

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-story building reaching a maximum height of 13.5 meters. This density level is perfectly suited for developers looking to maximize floor area for a luxury apartment complex or premium professional suites that can command the highest rental yields in the capital. With a total area of 558 m² and a ready title deed, this site offers a clear and efficient path for a significant redevelopment project. Securing a versatile plot with this level of vertical potential in such a high-demand district ensures your project remains a secure and solid asset for 3 decades of experience.

Description Fantastic residential plot for sale in the prime area of Agios Dometios, Nicosia. The 558 m² plot is near the University of Nicosia, the Mall of Engomi, and many amenities. It falls within Zone Kα4 (100%), offering 120% building density, 50% coverage, 3 floors, and 13.5 m maximum height. Easy access to the city centre and main roads. 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 University of Nicosia and the Mall of Engomi.

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.
University of Nicosia: Situated just 2 minutes away, placing your development in the primary residential corridor for the largest student and academic population in the city.
Mall of Engomi: Reachable in just 3 minutes, offering immediate access to international retail brands, high-end dining, and essential supermarkets.
Nicosia Race Club: Located within a 4-minute drive, adding a unique historical and recreational anchor to the professional surroundings.
Nicosia District Court: A short 5-minute drive away, reflecting the area's importance 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 institutional setting, this Agios Dometios plot is an unparalleled opportunity. High-density residential lands in this specific academic and 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: **558m²**