

For Sale, Land, Plot, Nicosia, Agioi Omologites, 685m²

For Sale : **€ 790,000**

Description
Creating Your Vision on Solid Ground requires identifying corner positions that offer both visibility and high-density potential in the capital’s commercial core. This 685 sqm corner plot in Agioi Omologites is a premier choice for those who prioritize high-yield development and strategic acquisition. Located in an area of extreme professional demand, this property provides the intensive development parameters necessary for a standout corporate headquarters or a high-end mixed-use landmark.

High-Yield Development and Strategic Acquisition

The property is situated within the ΚΓ3 commercial planning zone, offering a powerful building density of 140% and a coverage factor of 50%. Being a corner plot, it provides superior architectural flexibility and enhanced natural light, supporting a structure of up to 4 floors with a maximum height of 17 meters. These specifications are ideal for developers looking to maximize floor area for premium office spaces or luxury apartments that capitalize on the prestigious location. Securing an asset with such robust building factors in this central district ensures your project remains a secure and solid asset for 3 decades of experience.

Description For Sale: Commercial Corner Plot in Agioi Omologites, Nicosia. Outstanding 685 m² corner commercial plot in Agioi Omologites, zoned ΚΓ3 (100%) with 50% cover factor and 140% building density, allowing 4 floors up to 17 m. The plot occupies a high-visibility corner position in a prestigious urban pocket, providing the perfect foundation for a high-yield project surrounded by established corporate and administrative entities.
Building Density 140%
Cover Factor 50%
Town Planning Zone Commercial (Zone ΚΓ3)
Proximity Landmarks Located near the Central Bank of Cyprus and the Landmark Nicosia hotel.

Strategic Location and Community Amenities

The true value of this land is rooted in its central urban location, offering a sophisticated professional environment perfectly connected to the financial and administrative pulse of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density commercial corner plot in the heart of Agioi Omologites.
Cyprus real estate investment: An institutional-grade asset perfect for those seeking high rental yields and long-term capital appreciation in a prime capital location.
Central Bank of Cyprus: Situated just 3 minutes away, placing your development in the immediate vicinity of the island's primary financial institution.
The Landmark Nicosia: Reachable in 2 minutes, offering proximity to elite business networking and luxury hospitality services.
Kennedy Avenue: Located within a 1-minute drive, providing direct access to a major commercial artery featuring banks, shops, and cafes.
Limassol Avenue: A short 3-minute drive away, ensuring an effortless connection to the main highway leading to all other coastal cities.
Stasikratous Street: Positioned only 5 minutes away, providing access to Nicosia’s high-end retail and boutique dining district.

If you are looking for G&P Lazarou trusted properties that offer the maximum possible building factor on a prime corner site, this Agioi Omologites plot is an unparalleled opportunity. Commercial corner lands with 140% density in the city center are finite and move quickly.

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: **685m²**

Further Details

Corner Plot