

For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Georgios, 1,375m²

For Sale : **€ 840,000**

Description
High-Yield Development and Strategic Acquisition

This 1,375 m² corner plot in Agios Dometios is a rare "ready-to-go" development opportunity, perfect for those seeking immediate entry into the high-demand luxury residential market. With a building density of 160% and both urban and building permits already issued, this site is primed for the construction of a contemporary 7-storey building. The project, designed by a renowned architect, features 33 luxury one-bedroom apartments and a basement providing 44 parking spaces. For an investor, this eliminates the lengthy delays of the permitting phase and offers a clear, high-yield path for a large-scale apartment complex in a prime urban location, a standard we have prioritized through 3 decades of experience.

Description Prime commercial corner plot in Agios Dometios, Nicosia. Building permit in place for a 7-storey building with basement, including 33 one-bedroom luxury apartments and parking for 44 cars. Urban planning permit already issued and ready for immediate construction. The property features a prominent corner position and level topography, providing a massive foundation for a significant architectural project in a neighborhood defined by international embassies and professional activity.

Building Density 160%
Cover Factor 50%
Town Planning Zone Commercial — Zone Eβ3 (100%)
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 and professional prominence that is perfectly connected to the diplomatic and academic heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a shovel-ready, high-density development project in the prestigious Agios Dometios district.
Cyprus real estate investment: An institutional-grade asset perfect for those seeking immediate capital utilization and high-volume yields in a premier capital location.
University of Nicosia: Situated just 3 minutes away, providing a constant source of demand for luxury one-bedroom units from students and academics.
Mall of Engomi: Reachable in just 4 minutes, offering immediate access to international retail brands, high-end dining, and essential services.
Apollonio Hospital: Located within a 4-minute drive, anchoring the district with a major medical landmark and professional community.
Nicosia District Court: A short 6-minute drive away, reflecting the area’s status as a central administrative and legal hub.
Eleftheria Square: Positioned only 9 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 immediate construction potential and superior building factors, this corner plot is an unparalleled opportunity. High-density, fully permitted projects in this specific professional corridor move quickly once they enter the market.

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: **24**

Area

Plot Area: **1,375m²**

Further Details

Corner Plot

Gallery



















