

For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Georgios, 688m²

For Sale : **€ 480,000**

Description
For Sale Residential Plot In Agios Dometios, Nicosia
Prime University-Adjacent Development Opportunity
Located in a highly strategic and accessible area of Agios Dometios, Nicosia, this exceptional plot of land offers a phenomenal investment opportunity for developers and investors. Positioned in a thriving central district just moments away from major educational institutions, it represents a highly valuable asset for creating a multi-level residential or mixed-use project with excellent return potential, especially for student housing or faculty apartments.
Exceptional Build Potential
This property is characterized by its outstanding development metrics. Falling 100% within the Eβ4 planning zone, it boasts a highly lucrative building density of 140% and a coverage factor of 50%. This generous zoning allowance permits the construction of a substantial four-story building, making it the perfect blank canvas for a modern apartment complex or a premium residential development designed to capture the high local rental demand.
Key Property Features
Property Type: Plot
Location: Agios Dometios /Nicosia
Planning Zone: Eβ4 (100%)
Building Density: 140% (High yield potential)
Coverage Factor: 50%
Maximum Height: Up to 4 Storeys
Nearby Landmarks
Conveniently located for high visibility and everyday practicality, this plot is exceptionally well-positioned based on its precise coordinates. The absolute standout feature is its immediate proximity to both the European University and the University of Nicosia, creating an incredibly lucrative opportunity for student-focused developments. Future residents or tenants will also greatly appreciate the seamless, straightforward access to bustling local businesses, supermarkets, essential services, and the heart of the Nicosia city center.
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **17**

Area

Plot Area: **688m²**