

For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Pavlos, 582m²

For Sale : **€ 365,000**

Description
High-Yield Commercial Corner Asset in Agios Dometios – The Gateway to Nicosia's Growth
The Foundation of Your Future
Imagine securing a landmark commercial footprint in Agios Dometios, one of Nicosia's most strategically evolving districts. Buying this 582 m² commercial plot is about the ultimate freedom to develop a project that capitalizes on the massive infrastructure upgrades of 2026. This property is a premier blank canvas for investors who recognize the value of a high-visibility location just minutes from the city center and major university hubs.

Unrivaled Development Potential in Zone Eβ5
Primed for high-intensity commercial or mixed-use projects, the property falls within the Planning Zone Eβ5. In the competitive landscape, these parameters offer a significant edge:
Elite Building Density: A robust 120% density allows for a total buildable area of approximately 700 m², making it the ideal site for professional office headquarters, a medical center, or a boutique retail-residential hybrid.
Vertical Prominence: With an allowance for 3 storeys and a maximum height of 13.5 meters, you can create a modern architectural statement that stands out in the urban skyline.
Smart Coverage: The 50% coverage factor ensures a solid foundation while providing essential space for required underground or surface parking—a critical asset in Nicosia's dense urban core.

Make It Yours
With a Title Deed available and a location primed for immediate development, this Eβ5 plot is one of the most secure and high-potential assets in Nicosia's market.

Contact G&P Lazarou Estate Agents today at +357 22024949 or sales@gplazarou.com to discuss your development vision for this prime asset!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Commercial**
Height: **14**

Area

Plot Area: **582m²**

Further Details

Corner Plot

Gallery

