

For Sale, Land, Plot, Nicosia, Panagia, 608m²

For Sale : **€ 550,000**

Description
For Sale Commercial Plot In Nicosia.
An exceptional opportunity to acquire a prime commercial corner plot in one of Nicosia's most strategic and high-demand urban locations. Extending to 608 m², this property represents a highly attractive investment opportunity for developers, businesses and investors seeking a premium commercial asset with significant development potential in the heart of the capital. The property's corner position, excellent accessibility and flexible acquisition options further enhance its appeal.
The plot offers outstanding development prospects, benefiting from a building density of 200% and a coverage factor of 60%, allowing for the efficient utilisation of the site. Planning regulations permit the construction of up to 8 storeys with a maximum building height of 31 metres, making it ideal for a landmark office building, corporate headquarters, mixed-use commercial development or investment project. The corner position provides dual road frontage, enhancing visibility, accessibility and architectural flexibility.
An additional advantage is the owner's willingness to consider trade agreements, creating flexible acquisition possibilities for interested investors and developers. This rare opportunity combines premium commercial planning parameters with a highly strategic location in central Nicosia.
Located within easy reach of major commercial, cultural and educational landmarks, the property enjoys excellent connectivity to the wider city and benefits from the strong commercial activity that characterises the surrounding area.
The property is situated approximately 1.2 km from the University of Cyprus Old Campus, 1.5 km from Famagusta Gate, 1.7 km from the Pancyprian Gymnasium, 1.8 km from the Archbishop's Palace, 1.8 km from St. John's Cathedral, 1.8 km from the Venetian Walls of Nicosia, 2.0 km from Nicosia Municipal Gardens, 2.5 km from Eleftheria Square, 2.5 km from Ledra Street Crossing Point and approximately 2.8 km from the Cyprus Museum.
Combining a prime corner position, exceptional commercial development potential, flexible acquisition options and a strategic central location, this property represents an outstanding investment opportunity in one of Nicosia's most important commercial districts.
To discover more options in this area, you can browse our complete portfolio of commercial plots for sale in Nicosia directly from our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/plot/town_planning_zone/commercial/sort_by/website_listing_date/sort_direction/desc/
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

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

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Commercial**
Height: **31**

Area

Plot Area: **608m²**

Further Details

Corner Plot