

For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Pavlos, 567m²

For Sale : **€ 250,000**

Description
For Sale Residential Plot In Agios Dometios, Nicosia.
An exceptional opportunity to acquire a premium residential plot in one of Nicosia's most desirable and strategically positioned residential districts. Situated in the highly sought-after area of Agios Dometios, this 567 m² plot offers excellent development potential, making it an ideal choice for developers, investors or individuals seeking to construct a modern residential property in a location that combines convenience, accessibility and long-term investment value.
The property falls entirely within the Kα4 Residential Planning Zone and benefits from highly favourable development parameters. With a building density of 120% and a coverage factor of 50%, the plot offers significant construction potential. The planning regulations permit the development of up to 3 storeys with a maximum building height of 13.5 metres, making it suitable for the construction of an apartment building, residential complex or a spacious private residence, subject to the relevant planning approvals.
Located in a well-established residential neighbourhood, the plot enjoys immediate access to a wide range of amenities including supermarkets, schools, universities, healthcare facilities, cafes, restaurants and retail centres. Its strategic position ensures excellent connectivity to the city centre and surrounding areas, enhancing both its residential appeal and investment potential.
The property is situated approximately 1.5 km from the Nicosia Race Club, 2.0 km from the European University Cyprus, 2.0 km from the Pedieos Linear Park, 2.5 km from the University of Nicosia, 2.5 km from Apollonion Private Hospital, 3.0 km from Makario Stadium, 3.0 km from the Cyprus Museum, 3.0 km from the Mall of Engomi and approximately 3.5 km from Nicosia City Centre.
Combining a prime location, generous development parameters and excellent accessibility, this residential plot represents an outstanding investment opportunity in one of Nicosia's most established and high-demand residential areas.
To discover more options in this area, you can browse our complete portfolio of residential land 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/residential/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: **Residential**
Height: **14**

Area

Plot Area: **567m²**

Further Details

Corner Plot