

For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Georgios, 716m²

For Sale : **€ 450,000**

Description
For Sale Residential Plot In Agios Dometios,Nicosia
Strategic Residential Investment in Agios Dometios
Experience an exceptional and highly practical investment opportunity with this prime residential plot, strategically located in the high-potential area of Agios Dometios, Nicosia. This property represents a top-tier residential proposal, offering a solid and highly functional asset for large-scale residential development or a long-term investment. Designed for investors who demand the perfect balance of urban central proximity and strategic location, the plot is situated in a high-demand zone. Its strategic position ensures daily practicality for professional and personal routines, making it a secure choice in one of the capital's most established and well-connected districts.
Development Potential & High-Value Residential Features
The property features a significant area of 716 square meters, providing a substantial canvas for a modern residential project. Falling within the Kα4 planning zone, the land offers a high building density of 120% and a cover factor of 50%, meeting high standards for architectural versatility. With a maximum height allowance of 13.5 meters across 3 storeys, this prime residential space meets the essential requirements for those looking to create a multi-storey apartment building or high-value residences. Whether for a development project or a strategic addition to a real estate portfolio, this plot offers significant potential in an area known for its quality atmosphere and immediate access to necessary urban services.
Extensive Property Features
Property Type: Residential Plot
Location: Agios Dometios, Nicosia
Plot Area: 716 square meters
Planning Zone: Kα4 (100%)
Building Density: 120%
Cover Factor: 50%
Storeys Max Floor: 3
Height: 13.5m
Land Use: Ideal for residential development or investment
Pricing: Price Negotiable
Nearby Landmarks & Amenities
In a convenient location for a vibrant urban routine in the Agios Dometios area, the property is surrounded by important infrastructure.
The University of Nicosia (UNIC) is a world-renowned academic landmark situated within a short distance.
The Nicosia Race Club is a prominent local landmark providing a unique recreational destination nearby.
The Cyprus Institute of Neurology and Genetics is a major medical research landmark situated in the district.
Agios Pavlos Primary School is a primary educational landmark providing essential services for families nearby.
Kyriakos Matsis Avenue is a primary commercial artery offering all local amenities within close proximity.
The Green Line (Buffer Zone) is a significant historical and navigational landmark situated in the wider area.
Makario Stadium is a major sports and entertainment landmark accessible within a short drive.
Nicosia City Center is a primary professional and civic destination easily accessible from the property.
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: **716m²**

Further Details

Corner Plot