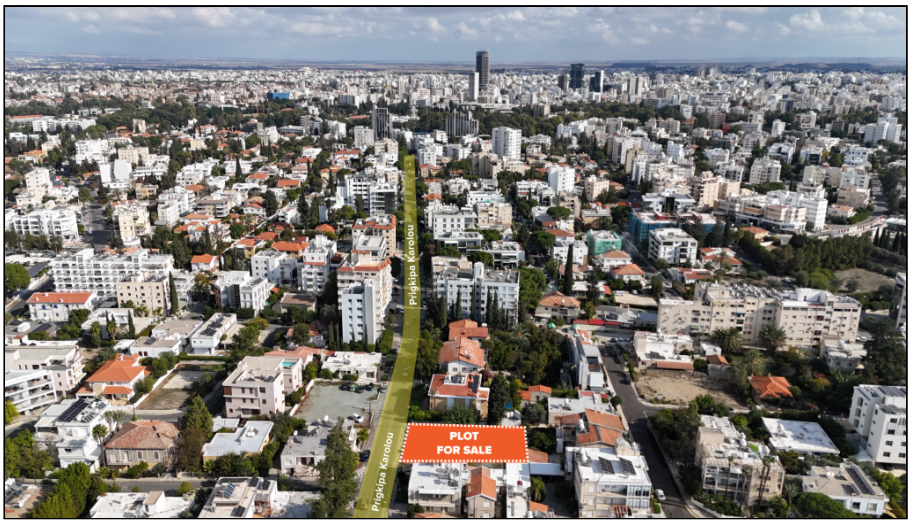

For Sale, Land, Plot, Nicosia, Agios Dometios, 733m²

For Sale : **€ 650,000**

Description
For Sale Commercial Plot in Agios Dometios, Nicosia
High-Yield Development and Strategic Acquisition
This premium commercial plot in Agios Dometios represents an elite investment opportunity, perfectly positioned at the intersection of Nicosia's diplomatic and commercial quarters. With a superior building density of 160% and a zoning allowance for a six-storey mixed-use landmark, this site is designed for high-impact development. The location is uniquely prestigious, situated near major embassies and the border of Engomi, making it an ideal choice for a corporate headquarters, high-end retail, or luxury apartments that demand a significant ROI. Establishing a project here places your investment in a high-visibility corridor backed by 3 decades of experience.
Description Commercial plot for sale in Agios Dometios, located near Engomi and major embassies. Suitable for a 6-storey mixed-use building (commercial + residential). High-visibility location with excellent access to central Nicosia, universities, and business centers. Title deed available. Subject to VAT. The property offers a level topography and a high-profile road presence, providing a seamless foundation for a multi-level architectural project in a neighborhood defined by international prestige and professional energy.
Building Density 160%
Cover Factor 50%
Town Planning Zone Commercial — Zone Eβ3
Proximity Landmarks Located near the Embassy of the United States and the Embassy of Russia.
Strategic Location and Community Amenities
The true value of this land is rooted in its elite urban setting, offering a sophisticated lifestyle and professional stature that is perfectly connected to the diplomatic and academic heartbeat of Cyprus.
Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density commercial plot in one of the capital's most secure and prestigious districts.
Cyprus real estate investment: An institutional-grade asset perfect for those seeking maximum capital growth and high-volume yields in a premier embassy-adjacent location.
Embassy of the United States: Situated just 2 minutes away, anchoring the area with high security and international professional demand.
Embassy of Russia: Reachable in just 2 minutes, further reinforcing the property's status within the capital's diplomatic enclave.
University of Nicosia: Located within a 4-minute drive, placing your development near the primary residential and academic corridor for the city's largest student population.
Metochi Kykkou: A short 3-minute drive away, offering a historic and serene landmark within the immediate urban landscape.
Eleftheria Square: Positioned only 6 minutes away, ensuring your project is seamlessly integrated into the retail, cultural, and historical heart of the capital.
Location: https://maps.app.goo.gl/duYLUEVMuYQWvWEz9
If you are looking for G&P Lazarou trusted properties that offer the maximum possible building factor in a world-class setting, this Agios Dometios commercial plot is an unparalleled opportunity. High-density commercial lands in this specific diplomatic corridor are a rare find and move quickly once they enter the market.
The Foundation of Your Future.
Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this high-yield site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience. Contact Call us 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: **24**

Area

Plot Area: **733m²**

Gallery









