

For Sale, Land, Plot, Nicosia, Agioi Omologites, 1,010m²

For Sale : **€ 2,800,000**

Description
For Sale Commercial Plot In Agioi Omologites,Nicosia
Strategic Commercial Land Investment in Agioi Omologites
Experience an exceptional and high-potential real estate opportunity with this premium commercial plot, strategically located in a maximum-visibility, high-demand, and beautifully connected corporate artery in the elite district of Agioi Omologites, Nicosia. This property represents a top-tier investment proposal, offering a solid, high-value, and remarkably functional asset for building modern corporate headquarters, high-density professional suites, medical hubs, or premium mixed-use architectures. Standing as a highly desirable corner plot that directly abuts onto a registered public road, this landmark canvas grants absolute design freedom, optimized entrance-exit logistics, and continuous traffic exposure. Designed for visionary developers, institutional investors, or conglomerates who demand the perfect balance of prestige, expansive building metrics, and immediate proximity to the capital's central financial core, this asset ensures an incredibly lucrative development pathway.
Exceptional Development Footprint & High-Yield Building Metrics
The property features a robust and highly efficient development footprint, meticulously structured to support ambitious architectural concepts and meet rigorous contemporary corporate standards. The plot falls completely within the premium Eβ3 Commercial Planning Zone (100%), which is highly favored by an intensive 160% building density factor and a balanced 50% building coverage factor. According to its official zoning specifications, developers can maximize the land's vertical potential by constructing a prominent commercial or mixed-use tower spanning up to 6 storeys high, providing an expansive total indoor square footage to optimize capital returns or high-yield rental revenues.
The property is fully integrated into the urban grid, immediately surrounded by main public utility networks and core transport channels. Its corner configuration maximizes natural lighting, architectural versatility, and frontage visibility, making it a secure, blue-chip choice in one of Nicosia's most prestigious and highly appreciated commercial business zones.
Extensive Property Features
Property Type: Commercial Plot
Location: Agioi Omologites, Nicosia
Plot Alignment: Elite Corner Plot with direct access to a registered public road
Planning Zone: Eβ3 (100% Commercial Planning Zone)
Building Density: 160% (High-density vertical allowance)
Coverage Factor: 50%
Maximum Floors Allowed: 6 Storeys
Suitable For: Irreplaceable flagship choice for visionary developers looking to build luxury corporate offices, a landmark business center, high-end retail showrooms, professional clinics, or a premium mixed-use development targeting top-tier corporate tenants in Nicosia's premier financial district
Nearby Landmarks & Amenities
In a convenient location for a vibrant corporate routine in the Agioi Omologites and wider central Nicosia area, the property is supported by essential national infrastructure, ministries, and premium high-streets.
The Presidential Palace Grounds represent a landmark administrative and historic green node situated within the immediate neighborhood network.
The Ministry of Foreign Affairs & Ministry of Finance along with multiple other prominent government bodies are located within easy reach.
Makariou Avenue & Stasikratous Street are the capital's premier shopping and lifestyle high-streets, packed with international fashion brands, corporate banks, and fine dining options just steps away.
Griva Digeni Avenue is a primary commercial and financial artery providing direct connection to major corporate networks, global accounting firms, and regional banking headquarters.
The Central Bank of Cyprus is a primary financial institution and national landmark situated within a brief drive.
The Walled City of Nicosia (Old Town & Famagusta Gate) is a primary historical, cultural, and entertainment landmark reachable within a short drive or walk.
The Linear Park of Pedieos River is a major green landmark for outdoor recreation, running paths, and neighborhood walking trails accessible nearby.
The A1 National Highway Network is easily accessible, providing a seamless transport connection for cross-district commuting and rapid access to Larnaca International Airport.
To discover more options in this area, you can browse our complete portfolio of 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/office_type%5B%5D/entire_building/town_planning_zone/commercial/Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private site viewing and technical brief!

Details

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

Main Features

Property Subtype: **Plot** | Town Planning Zone: **Commercial** | Height: **24**

Area

Plot Area: **1,010m²**

Further Details

Water, Electricity, Corner Plot