

For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Georgios, 511m²

For Sale : **€ 230,000**

Description
For Sale Residential Plot In Agios Dometios,Nicosia
Strategic Development Investment in Agios Dometios
Unlock an exceptional, high-potential development opportunity with this premium residential plot, strategically located in the highly demanded, established, and vibrant urban heart of Agios Dometios, Nicosia. This property represents a top-tier investment proposal, offering a solid, high-value asset perfectly suited for real estate developers, contractors, or individuals seeking to build a flagship multi-story apartment building or a magnificent, custom-designed grand family residency. Positioned within a peaceful yet highly central urban neighborhood, the plot enjoys seamless connectivity to primary corporate corridors, medical facilities, and major academic universities. Its square configuration, pristine structural attributes, and excellent location within Nicosia's inner ring guarantee immediate market absorption and long-term capital appreciation.
Rigorous Development Specifications & Prime Zoning Benefits
Falling 100 percent within the highly coveted Residential Zone Ka4, this flat building plot spans a generous total surface area of 511 square meters. The land is structurally governed by excellent urban parameters, optimized to maximize internal built square footage and unlock premium architectural potential. Featuring a robust Building Density of 120 percent , developers can construct a substantial total indoor area of up to approximately 613 square meters of internal covered space .
Supported by a generous Coverage Factor of 50 percent, a maximum allowable building height of 13.5 meters, and a maximum allowance of 3 floors, this asset provides the ultimate blueprint for a highly profitable, modern boutique apartment complex featuring premium 1, 2, or 3-bedroom residential units.
Secure Legal Infrastructure & Immediate Connectivity
This premium plot features a fully cleared, smooth, and construction-ready surface, bounded by a registered public asphalted road network with an extensive, highly accessible road frontage. Equipped with immediate access to all essential public utility networks—including high-capacity electricity grids, central municipal water supplies, and public telecommunications systems—the asset ensures minimal preparation costs. The land possesses an unencumbered, clean title deed ready for an immediate, secure ownership transfer.
Extensive Property Features
Property Type: Residential Plot
Listing Type: Available For Sale
Location: Agios Dometios, Nicosia
Total Land Area: 511 Square Meters (511 sq.m.)
Town Planning Zone: Ka4 Residential Zone (100 percent Core Coverage)
Building Density Factor: 120
Building Coverage Factor: 50
Maximum Height Allowance: 13.5 Meters
Maximum Floors Allowed: 3 Storeys Max Floor Allocation
Road Infrastructure: Accessed directly via a registered public road with full asphalt frontage
Utility Readiness: Immediate connectivity to public electricity, water, and telecom grids
Suitable For: Outstanding investment choice for corporate developers targeting high-yield apartment builds or individuals constructing an autonomous multi-level premium residency
Nearby Landmarks & Amenities
Perfectly situated for an effortless daily routine, the property is surrounded by premium lifestyle amenities, government ministries, and leading tertiary educational centers.
The University of Nicosia (UNIC) & Medical School represent world-class academic institutions located just a brief 3-minute drive away, ensuring high demand for student rentals.
The European University Cyprus (EUC) is another leading national educational destination situated a short distance away.
The Agios Dometios Horse Racecourse is a primary national sports landmark and historic green asset located nearby.
The Ayios Dometios Municipal Hall & Sports Centre provide extensive local public services, community recreation zones, and athletic fields.
The Embassy District houses multiple high-profile international diplomatic missions (including the US and Russian Embassies) within the immediate regional network.
Dimokratias Avenue & Grigori Afxentiou Avenue are vibrant high-streets packed with massive supermarkets, major retail banks, bakeries, pharmacies, and family cafes.
The Nicosia Walled City & UN Buffer Zone Green Line provide unique cultural depth and historical charm moments from the site.
Nicosia Commercial Core & Kyriakou Matsi Avenue are reachable within a straightforward 4-minute drive, ensuring instant access to major corporate networks and fine dining.

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/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 site viewing and technical design briefing!

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **14**

Area

Plot Area: **511m²**