



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

AGIOS PAVLOS, AGIOS DOMETIOS, NICOSIA, REG:
2/2927

For Sale : € 205,000

Description

For Sale Residential Plot In Agios Dometios, Nicosia

Presenting an outstanding opportunity to acquire a 511m² corner residential plot in the highly sought-after area of Agios Dometios, Nicosia. Ideally positioned in an established residential neighbourhood, this exceptional property combines an excellent location with impressive development potential, making it an ideal choice for private homeowners, developers and investors seeking a premium land acquisition in one of the capital's most desirable districts.

One of the property's most significant advantages is its corner position, complemented by more than 50 metres of total street frontage. This exceptional frontage not only enhances the architectural possibilities of any future development but also allows for multiple access points, increased natural light and excellent visibility, making it particularly attractive for the construction of a luxury residence or an exclusive residential project.

The plot benefits from a 120% building density, 50% coverage factor, permission for 3 floors, and a maximum building height of 13.5 metres. These highly favourable planning characteristics provide exceptional flexibility for a variety of residential developments, whether creating an elegant detached home, a contemporary apartment building or an investment project designed to maximise the site's potential.

Situated in one of western Nicosia's most established residential areas, the property enjoys immediate access to a wide range of amenities including schools, supermarkets, cafés, restaurants, healthcare facilities and public services. Based on the property's coordinates, it is located approximately 1.0 km from the University of Nicosia, 1.6 km from the Nicosia Race Club, 2.3 km from the European University Cyprus, 3.2 km from the Mall of Engomi, and 4.8 km from Eleftheria Square, offering excellent connectivity to both the city centre and surrounding districts.

With its prime corner position, extensive street frontage, generous development allowances and strategic location, this residential plot represents a rare opportunity to secure a premium property with outstanding long-term value in one of Nicosia's most prestigious residential areas.

To discover more residential plots for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link:

[https://gplazarou.com/properties/land-](https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/plot/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/)

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Contact G&P Lazarou Estate Agents today at +357 22 024949 or email nicosia@gplazarou.com for more information or to arrange a viewing!

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **14**

Area

Plot Area: **511m²**

Further Details

Corner Plot