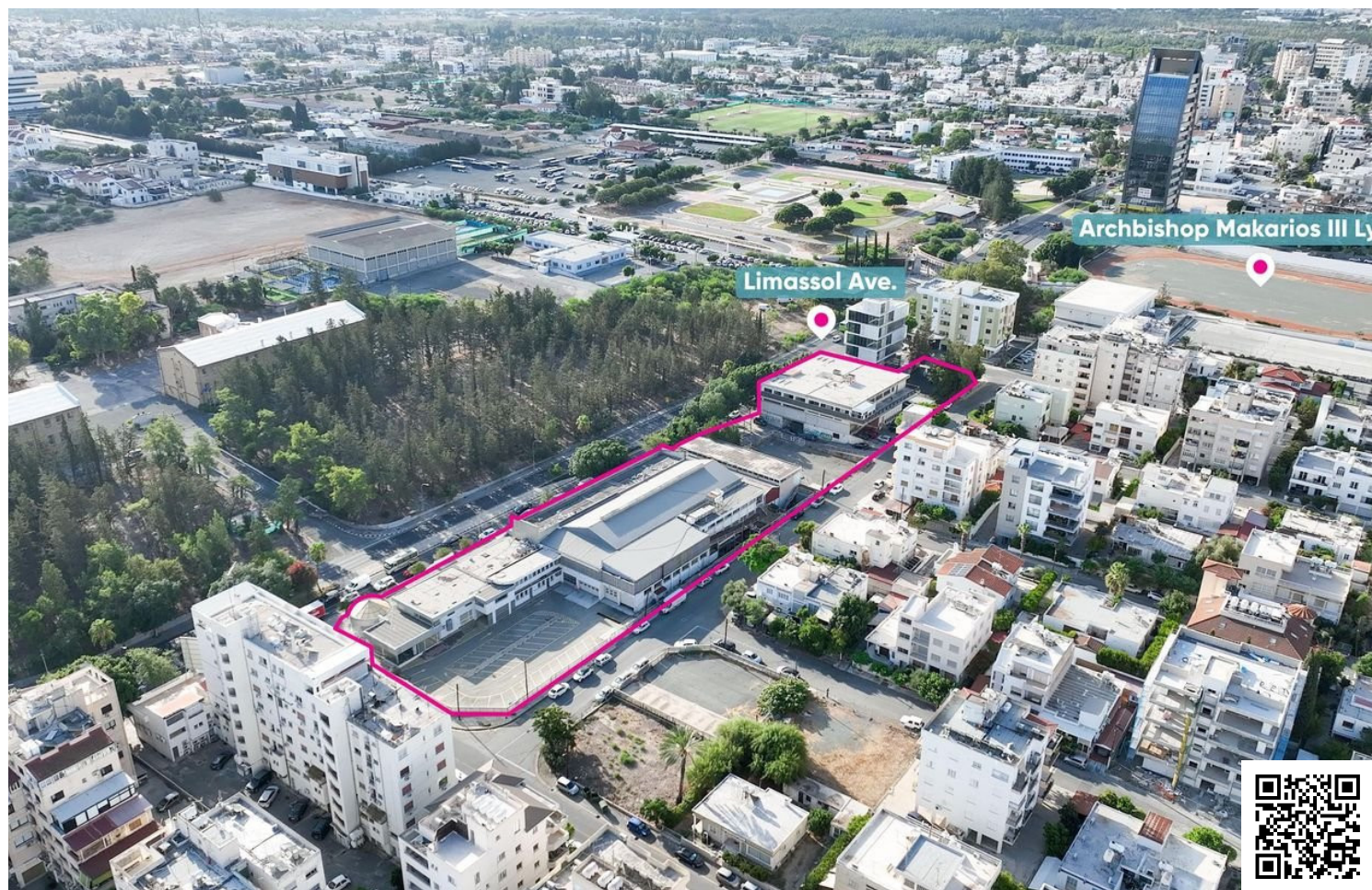


#185577

Prime Commercial Plots in Limassol Avenue, Agios Dimitrios, Strovolos, Nicosia

€15,455,000





Overview

Specifications

Area

 8094 m²

Type

Building Plot

Description

Prime commercial development plots extending to 8,094sq.m. and with capacity for a six-storey landmark project. The property consists of three (3) adjacent commercial plots ideally situated in the high-demand commercial hub of Strovolos, in Nicosia. Location: Strategically positioned in a prime city corridor on Limassol Avenue, serving as a landmark placement at the entrance of Nicosia. Surrounded by high-profile corporate buildings and retail hubs, ensuring long-term value appreciation. Property Highlights: • Plot Size: 8,094sq.m. of flat, highly developable land. • Development Scope: Zoned for high-density commercial or mixed-use building options. • Zoning Specifications (Zone Eβ3): - Maximum Density: 160% - Maximum Coverage: 50% - Maximum Height: 24m / 6 Floors • Plot Topography: 100% flat, rectangular terrain optimal for straightforward, cost-effective excavation and foundation layout. Key Advantages: • Exceptional Four-Road Frontage: Corner exposure offering 390m of combined frontage. • Infrastructure: Close proximity to the capital's commercial center and the bustling networks of the city's entrance. • Investment Potential: This expansive parcel represents a significant opportunity for a major commercial hub or corporate headquarters. Its prominent size and location allow for flexible master-planning and high-density construction. • Zoning Multipliers: The property benefits from added planning incentives that directly maximize allowable building density beyond baseline figures. • Immediate Redevelopment Readiness: Existing obsolete structures are slated for demolition, offering a clear land area for immediate modern development. There are three (3) separate title deeds for this property. The property is held within a Special Purpose Vehicle (SPV). Acquiring the company shares results in no Transfer Fees and no VAT being applicable to the transaction. *Kindly note that photos marked as "Digital Design" are not real-life images but have been artificially generated to help you envision the property's potential.



Additional information

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Eβ3	50%	160%	24 m	6	100%

Contact us



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