



For Sale, Land, Plot, Nicosia, Agios Andreas, 723m²

For Sale : € 800,000

Description

Creating a lifestyle of unparalleled prestige begins with a property that offers both historical character and significant land volume. This unique 723 m² residential plot in the heart of Agios Andreas is an exceptional choice for those who prioritize Family Living and Long-term Investment. Nestled in Nicosia's most distinguished diplomatic and professional enclave, this property provides the perfect framework to either transform the existing structures into a grand family estate or develop a bespoke new residence in an area defined by its elite social standing and timeless architectural charm.

Family Living and Long-term Investment

The property is situated within the Ka7 residential planning zone, offering a balanced building density of 80% and a coverage factor of 45%. These parameters are perfectly suited for the construction of a substantial two-story residence with a maximum height of 10 meters. The generous 723 m² area already includes two houses totaling 280 m², providing a foundation for a high-end renovation or the opportunity to clear the site for a modern architectural masterpiece. With an 80% density, you have the freedom to design expansive interior volumes while still preserving significant square footage for private courtyards and lush gardens. Securing a versatile asset of this scale in such a historic urban pocket ensures your project remains a secure and solid asset for 3 decades of experience.

Description A unique residential plot of 723 sqm located in the prestigious area of Agios Andreas. The property falls into residential planning zone Ka7 with 80% building density, 45% coverage, 2 floors and a maximum height of 10m. In addition, the plot comprises two houses of 280 sqm. The property is situated on a tranquil, tree-lined street characterized by high-end villas and a secure, professional atmosphere, providing the perfect foundation for a custom-built sanctuary.

Building Density 80%

Cover Factor 45%

Town Planning Zone Residential (Zone Ka7)

Proximity Landmarks Located near the American Embassy and the Pedieos Linear Park.

Strategic Location and Community Amenities

The true value of this land is rooted in its elite urban setting, offering a sophisticated lifestyle that is perfectly connected to the administrative and cultural heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a unique residential plot with existing structures in the prestigious Agios Andreas quarter.

Cyprus real estate investment: A high-value land asset perfect for those seeking long-term capital appreciation and premium yields in the capital's most historic diplomatic district.

American Embassy: Situated just 3 minutes away, placing your home in the heart of the city's most secure and prestigious neighborhood.

Pedieos Linear Park: Reachable in just 2 minutes, providing immediate access to the capital's most famous green corridor for nature walks and wellness.

Nicosia District Court: Located within a 4-minute drive, reflecting the area's status as the legal and administrative core of the capital.

Cyprus Museum: A short 5-minute walk away, placing your project next to the island's premier cultural and archaeological institution.

Eleftheria Square: Positioned only 6 minutes away, ensuring your home is seamlessly integrated into the retail, cultural, and historical heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer both historical character and modern development potential, this Agios Andreas plot is an unparalleled opportunity. Plots of this scale with 80% density in such a highly coveted location move quickly once on the market.

The Foundation of Your Future.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment possibilities of this high-value site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.



Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **723m²**



Gallery

