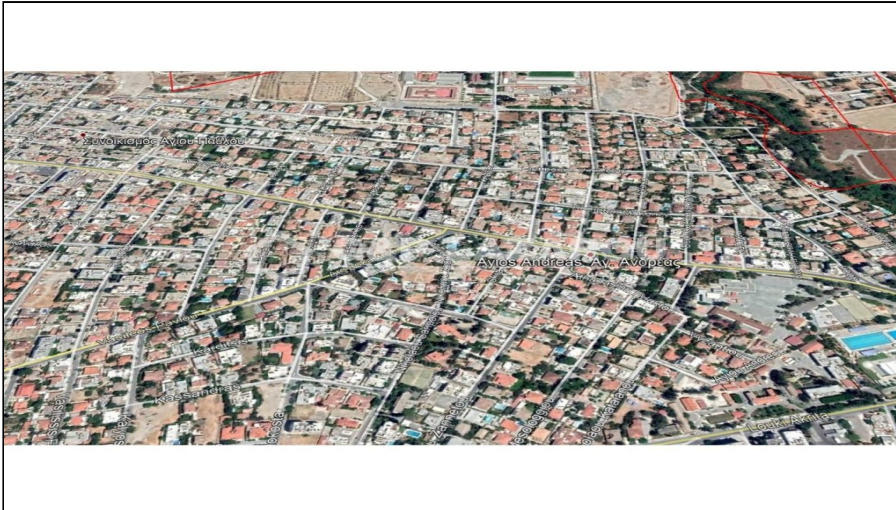




For Sale, Land, Plot, Nicosia, Agios Andreas, 644m²

For Sale : € 439,000

Description

Finding the perfect balance between architectural heritage and modern development starts with a substantial footprint in Nicosia's most revered residential district. This large residential plot in Agios Andreas is an exceptional choice for those who prioritize Family Living and Long-term Investment. As a NO VAT property with a significant land area, it provides a rare, cost-effective opportunity to develop a bespoke project in an area defined by its elite diplomatic character and timeless neighborhood charm.

Family Living and Long-term Investment

The property falls within the Ka7 residential planning zone, offering a building density of 80% and a coverage factor of 45%. These parameters provide the versatility to either restore a sense of grandeur through a large-scale family residence or to develop a sophisticated boutique block of apartments for high-yield returns. The generous dimensions of the plot allow for expansive private outdoor spaces, ensuring that any new development maintains the privacy and space that the elite residents of this area demand. Because this sale is not subject to VAT and features an available title deed, it represents a highly strategic acquisition in a capital location where land values remain exceptionally resilient. Securing a versatile asset in this historic urban pocket ensures your project remains a secure and solid asset for 3 decades of experience.

Description NO VAT PLOT. Big residential plot in Agios Andreas. The plot falls within the Residential Planning Zone Ka7 with a building density factor of 80% and a coverage coefficient of 45%. There is an old house on the property with no economic value. Suitable for houses or a block of flats. Title deed available. The plot offers a level topography and is situated on a quiet, 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 large, VAT-free residential plot in the prestigious and historic Agios Andreas quarter.

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

American Embassy: Situated just 3 minutes away, placing your development in the most secure and prestigious diplomatic neighborhood in the city.

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 substantial scale and historical prestige without the burden of VAT, this Agios Andreas plot is an unparalleled opportunity. Large residential sites with such favorable tax conditions move quickly in this elite market.

The Foundation of Your Future.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential 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: **644m²**



Gallery

