



For Sale, Land, Plot, Nicosia, Agios Andreas, 528m²

For Sale : **€ 420,000**

Description

Building a legacy of refinement begins with identifying a site that perfectly balances city-center proximity with the quiet seclusion of Nicosia's most elite neighborhood. This residential plot in Agios Andreas is an exceptional choice for those who prioritize Family Living and Long-term Investment. Located in a district defined by its wide, tree-lined avenues and aristocratic architecture, this property offers a sophisticated framework for creating a bespoke residence that reflects the prestige of its diplomatic surroundings.

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 ideal for the construction of a generous two-story villa with a maximum height of 10 meters. The density allows for a significant buildable area, ensuring your home can feature spacious, high-ceilinged living quarters while still preserving nearly half of the plot for private courtyards, landscaped gardens, or a swimming pool. In a district where the supply of buildable land is reaching its absolute limit, securing a site with such clean development potential ensures your project remains a secure and solid asset for 3 decades of experience.

Description Residential plot in Agios Andreas, Nicosia is now available for sale. The property has 80% building density coefficient and 45% coverage coefficient. Maximum floors 2 and maximum height 10 metres. The plot offers a level topography and a clean orientation, providing an efficient foundation for construction within a neighborhood defined by historic colonial villas and a secure, professional atmosphere.

Building Density 80%

Cover Factor 45%

Town Planning Zone Residential (Zone Ka7)

Proximity Landmarks Located near the Altius Boutique Hotel and the Agios Andreas Sporting Center.

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 prime residential plot in the prestigious and historic heart of Agios Andreas.

Cyprus real estate investment: A high-value asset perfect for those seeking long-term capital appreciation in the capital's most exclusive diplomatic quarter.

Altius Boutique Hotel: Situated just 2 minutes away, serving as a nearby landmark for refined hospitality and international meetings.

Agios Andreas Sporting Center: Reachable in just 3 minutes, offering immediate access to premium tennis, swimming, and fitness facilities within the community.

Cyprus Museum: Located within a 5-minute drive, placing your project next to the island's premier cultural and archaeological institution.

Pedieos Linear Park: A short 6-minute walk away, providing an endless green corridor for nature and wellness in the heart of the city.

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 the perfect blend of privacy and prestige, this Agios Andreas residential site is an unparalleled opportunity. Plots with 80% density in this elite neighborhood are exceptionally finite and 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: **528m²**



Gallery

