



For Sale, Land, Plot, Nicosia, Agios Andreas, 3,244m²

For Sale : **€ 4,500,000**

Description

Establishing a dominant presence in the heart of Nicosia requires a site of exceptional scale and versatile zoning. This assembly of three plots in Agios Andreas is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Located in a high-prestige corridor that blends the city's commercial energy with its aristocratic residential roots, this property provides the powerful framework required to create a landmark mixed-use project that commands the capital's skyline.

High-Yield Development and Strategic Acquisition

The property offers a dual-advantage development potential, falling within both the Kα3 residential and Eb3 commercial planning zones. These superior parameters allow for a building density of 140% to 160% and a coverage factor of 50%, supporting structures of up to 4 and 6 floors respectively. This density is perfectly suited for institutional investors and developers looking to maximize floor area for a combination of Grade A corporate offices and luxury urban residences. The sheer volume possible on this site allows for a high-impact development that can secure top-tier rental yields and significant long-term capital appreciation. Acquiring a unified land asset of this magnitude in such a central district ensures your project remains a secure and solid asset for 3 decades of experience.

Description Three plots (1 commercial and 2 residential), located in Agios Andreas area in Nicosia centre. The subject real estate falls within the Ka3 residential planning zone and Eb3 commercial planning zone which at the time of listing, allows for 140% or 160% (respectively) of build density, 50% of build cover, 4 or 6 maximum number of floors and 17 m or 24 m maximum building height (respectively). The assembly offers significant street frontage and a deep development profile, providing the perfect foundation for a prominent mixed-use landmark in a high-visibility urban hub.

Building Density 140%

Cover Factor 50%

Town Planning Zone Ka3 / Eb3

Proximity Landmarks Located near the Nicosia District Court and the Holy Cross Catholic Church.

Strategic Location and Community Amenities

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

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a multi-plot assembly with high-density commercial and residential zoning in the capital's center.

Cyprus real estate investment: An institutional-grade asset perfect for those seeking maximum capital growth and high-volume yields in a premier capital location.

Nicosia District Court: Situated just 3 minutes away, placing your development in the immediate vicinity of the city's central legal and administrative district.

Holy Cross Catholic Church: Reachable in just 2 minutes, serving as a historic landmark and a cultural anchor for the international community in the area.

Cyprus Museum: Located within a 4-minute drive, reflecting the area's status as a central cultural and professional hub.

Pedieos Linear Park: A short 5-minute walk away, providing a lush green corridor for wellness and nature in the heart of the urban center.

Eleftheria Square: Positioned only 6 minutes away, ensuring your project 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 massive scale and superior building factors, this Agios Andreas site is an unparalleled opportunity. Multi-plot assemblies with 160% density in such a prominent location are exceptionally rare 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 potential of this high-yield 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: **Commercial**

Area

Plot Area: **3,244m²**



Gallery

