



For Sale, Land, Plot, Nicosia, Agios Andreas, 595m²

For Sale : € 319,000

Description

Establishing a lasting presence in Nicosia's most revered residential district requires a site that offers both tax-efficient acquisition and architectural flexibility. This residential plot in the heart of Agios Andreas is an exceptional choice for those who prioritize Family Living and Long-term Investment. As a NO VAT property, it presents a rare opportunity to secure a high-value asset 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 balanced building density of 80% and a coverage factor of 45%. These parameters provide the perfect framework to design and build one or two bespoke family homes that maintain a sense of privacy and space. With an 80% density, you have the freedom to create significant interior volumes over two floors, ensuring your home features spacious living quarters while still preserving over half of the plot for private courtyards, landscaped gardens, or a swimming pool. 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. Residential plot in Agios Andreas area of Nicosia. The plot is ideal for the development of 1 or 2 family homes. Title deeds available. NO VAT. The plot occupies a serene position on a refined residential street, surrounded by high-end villas and lush greenery, providing an efficient and level foundation for a bespoke architectural project in the most prestigious quarter of the capital.

Building Density 80%

Cover Factor 45%

Town Planning Zone Residential (Zone Ka7)

Proximity Landmarks Located near the Russian Embassy and the Nicosia Municipal Gardens.

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, 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.

Russian Embassy: Situated just 2 minutes away, placing your home in the center of one of the city's most secure and diplomatic neighborhoods.

Nicosia Municipal Gardens: Reachable in just 3 minutes, offering a lush green retreat and recreational facilities within a short walk of your property.

Cyprus Parliament: Located within a 4-minute drive, reflecting the area's status as the political and administrative hub of the island.

Cyprus Museum: A short 5-minute walk away, placing your project next to the country'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 the perfect blend of privacy and prestige without the burden of VAT, this Agios Andreas residential site is an unparalleled opportunity. Plots with 80% density in this elite market move quickly once they become available.

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: **595m²**



Gallery

