



## For Sale, Land, Plot, Nicosia, Agios Andreas, 1,120m<sup>2</sup>

For Sale : € 745,000

### Description

Securing a corner position in Nicosia's most prestigious residential pocket is the first step toward creating an architectural landmark that balances privacy with a commanding street presence. This corner residential plot in Agios Andreas is an exceptional choice for those who prioritize Family Living and High-Value Living. Nestled in a neighborhood celebrated for its aristocratic charm and diplomatic significance, this property provides the ultimate canvas for a luxury private home in the capital's most sought-after district.

### Family Living and High-Value Living

The property is situated within the Kα7 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 grand two-story villa with a maximum height of 10 meters. The corner orientation is a significant asset, providing dual street frontage that enhances the home's natural light, ventilation, and aesthetic appeal. This unique positioning allows for more creative architectural designs, such as a prominent entrance or expansive wrap-around gardens, while maintaining the high level of privacy expected in this elite quarter. Securing a rare corner asset in this historic urban setting ensures your project remains a secure and solid asset for 3 decades of experience.

Description Corner residential plot in Agios Andreas area of Nicosia. The plot is ideal for the development of a luxury private home. Title deeds available. The land offers a level topography and a prominent corner stance within a serene, tree-lined neighborhood defined by historic 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 Kα7)

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 corner 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.

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 diplomatic 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 unique advantages of a corner position and professional prestige, this Agios Andreas site is an unparalleled opportunity. Corner 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.



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### Details

Property Type: **Land**

Status: **Available**

[Website](#)

### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

### Area

Plot Area: **1,120m<sup>2</sup>**



## Gallery

