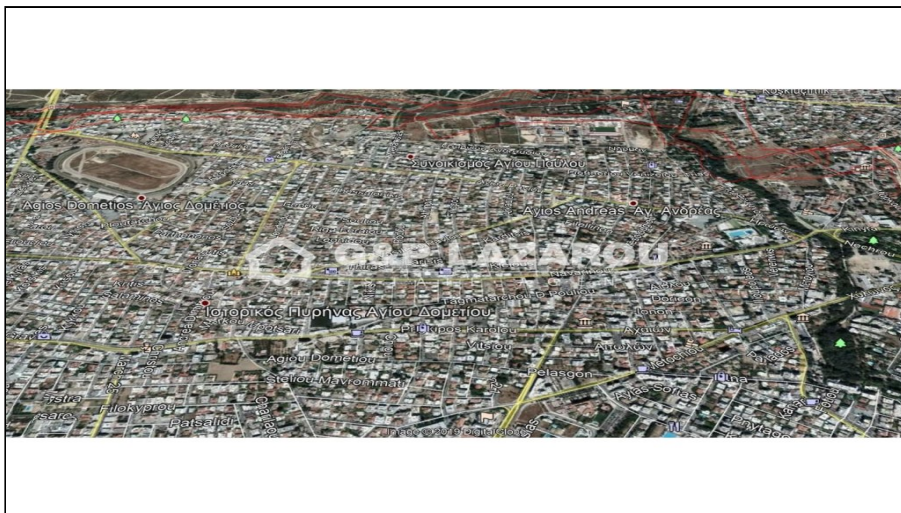




For Sale, Land, Plot, Nicosia, Agios Andreas, 476m²

For Sale : € 300,000

Description

Transcending the ordinary requires a location that resonates with both quiet luxury and strategic urban positioning. This corner residential plot in Agios Andreas is an exceptional choice for those who prioritize Small Development and High-Value Living. Situated in Nicosia's most prestigious and culturally rich residential district, this property provides the perfect framework to create a legacy project in an area defined by its elite diplomatic character and architectural charm.

Small Development and High-Value Living

The property is situated within the Kα6 residential planning zone, offering a balanced building density of 90% and a coverage factor of 50%. These robust development parameters are perfectly suited for creating one or two luxury family homes or a boutique residential project that capitalizes on the neighborhood's high status. The plot's corner position and southwestern orientation ensure maximum natural light and architectural versatility, allowing for sophisticated designs that blend seamlessly with the elegant surroundings. The opportunity for an exchange with apartments in Nicosia adds a unique layer of flexibility to this acquisition. Securing such a versatile corner asset in this historic urban pocket ensures your project remains a secure and solid asset for 3 decades of experience.

Description Corner plot located in the prestigious area of Agios Andreas. The plot has a south western orientation. It is suitable for the development of 1 or 2 luxury family homes. The owner is interested in exchanging the plot with apartments in Nicosia. Title deed is available. The land offers a level topography and occupies a prominent corner position, providing the perfect foundation for a high-impact architectural project in a location where land is extremely scarce.

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Zone Ka6)

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 corner residential plot in the heart of the prestigious Agios Andreas quarter.

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

Altius Boutique Hotel: Situated just 2 minutes away, serving as a nearby landmark for hospitality and professional meetings in the heart of the city.

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

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 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 both architectural versatility and historical prestige, this Agios Andreas corner plot is an unparalleled opportunity. Corner plots with 90% density in such a highly coveted location 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: **476m²**



Gallery

