



For Sale, Land, Plot, Nicosia, Agios Andreas, 267m²

For Sale : € 145,000

Description

Securing a strategic foothold in Nicosia's most distinguished commercial corridor requires a location that balances prestige with significant development volume. This commercial plot in Agios Andreas is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Situated in a district defined by its diplomatic character and professional authority, this property provides the powerful framework required to establish a high-impact corporate or professional presence in the heart of the capital.

High-Yield Development and Strategic Acquisition

The property is situated within the Eß5 commercial planning zone, offering a robust building density of 120% and a coverage factor of 50%. These superior development parameters allow for the construction of a modern three-story building reaching a maximum height of 13.5 meters. This intensity is perfectly suited for developers looking to maximize floor area for Grade A corporate headquarters, boutique medical clinics, or premium professional suites that command top-tier rental yields. The availability of title deeds ensures a transparent and rapid acquisition process, while the location's commercial zoning offers incredible long-term flexibility. Investing in an asset with such a high-yield potential in this elite district ensures your project remains a secure and solid asset for 3 decades of experience.

Description Commercial plot in Agios Andreas. The plot falls within the commercial planning zone Eß5 with a maximum building density coefficient of 120% and a coverage coefficient of 50% over 3 floors and 13.50 metres height. Title deeds available. Subject to VAT. The property occupies a high-visibility position within a professional hub characterized by historical significance and modern commercial growth, providing the perfect foundation for a landmark project.

Building Density 120%

Cover Factor 50%

Town Planning Zone Commercial (Zone Eb5)

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 environment that is perfectly connected to the administrative and financial heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density commercial site in the heart of the prestigious Agios Andreas quarter.

Cyprus real estate investment: An institutional-grade asset perfect for those seeking maximum capital appreciation and strong commercial yields in a premier capital location.

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

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 middle of the city.

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 commercial visibility and professional prestige, this Agios Andreas plot is an unparalleled opportunity. Commercial lands with 120% density in such a high-demand 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 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: **267m²**



Gallery

