



For Sale, Land, Plot, Nicosia, Agios Andreas, 518m²

For Sale : **€ 256,000**

Description

Crafting a bespoke architectural statement begins with securing a location that resonates with both quiet luxury and urban convenience. This 518 m² building plot in Agios Andreas is an exceptional choice for those who prioritize Family Living and High-Value Living. Situated in a refined residential pocket of Nicosia's most distinguished district, this property provides the perfect foundation for a custom-built sanctuary that balances the prestige of a historic neighborhood with modern capital life.

Small Development and High-Value Living

The property is situated within the Ka7 residential planning zone, offering a balanced building density of 80% and a coverage factor of 45%. These parameters are ideal for the construction of a generous two-story residence with a maximum height of 10 meters. The density allows for a significant buildable area, ensuring your home can feature spacious, high-ceilinged living quarters while still preserving over half of the plot for private courtyards, landscaped gardens, or a swimming pool. In a district where the supply of buildable land is extremely limited, securing a site with such clean development potential and a ready title deed ensures your project remains a secure and solid asset for 3 decades of experience.

Description Building plot in a very prime location, in Agios Andreas, Nicosia Municipality, in a nice residential area. The plot has an area of 518sqm, falls within the Ka7 Planning Zone with 80% building density, 45% coverage and 10m height. Title deed is available. The land offers a level topography and a clean rectangular shape, providing an efficient foundation for construction within a neighborhood defined by historic colonial villas and a secure, professional atmosphere.

Building Density 80%

Cover Factor 45%

Town Planning Zone Residential (Zone Ka7)

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 diplomatic and professional pulse of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a prime residential plot in the prestigious and historic Agios Andreas quarter.

Cyprus real estate investment: A high-value asset perfect for those seeking long-term capital appreciation in the capital's most exclusive diplomatic quarter.

Altius Boutique Hotel: Situated just 2 minutes away, serving as a nearby landmark for refined hospitality and international professional meetings.

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

Cyprus Museum: Located within a 5-minute drive, placing your project next to the island's premier cultural and archaeological institution.

Pedieos Linear Park: A short 6-minute walk away, providing an endless green corridor for nature and wellness in the heart of the city.

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, this Agios Andreas residential site is an unparalleled opportunity. 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.



Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **518m²**



Gallery

