



For Sale, Land, Plot, Nicosia, Agios Andreas, 543m²

For Sale : **€ 280,000**

Description

Defining your place in the most elegant residential enclave of the capital starts with finding a site that offers true tranquility and architectural grace. This 543 m² building plot in the heart of Agios Andreas is an exceptional choice for those who prioritize Family Living and High-Value Living. Located in a neighborhood renowned for its quiet beauty, diplomatic character, and tree-lined streets, this property provides the perfect foundation for a custom home that will stand as a private sanctuary in Nicosia's most coveted district.

Small Development and High-Value Living

The property falls within the Ka7 residential planning zone, offering a building density of 80% and a coverage factor of 45%. These parameters are perfectly balanced to support the construction of a generous two-story villa with a maximum height of 10 meters. The density allows for a significant buildable area, ensuring your home can feature spacious living quarters while still preserving over half of the plot for private courtyards, landscaped gardens, or a swimming pool. In a district where land is a finite and precious commodity, securing a site with such clean development potential and available title deeds 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 543sqm, falls within the Ka7 Planning Zone with 80% building density, 45% coverage and 10m height. Title deed is available. 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 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 heart of Agios Andreas.

Cyprus real estate investment: A high-value asset perfect for those seeking long-term capital appreciation in a district that remains the pinnacle of capital prestige.

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

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

Supreme Court of Cyprus: Located within a 4-minute drive, reflecting the area's importance as a central legal and administrative hub.

Pedieos Linear Park: A short 5-minute walk away, providing an endless green path for exercise and relaxation in the center 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 quarter are exceptionally rare 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: **543m²**



Gallery

