



For Sale, Land, Plot, Nicosia, Agios Andreas, 533m²

For Sale : **€ 265,000**

Description

Curating a lifestyle of timeless elegance begins with an address that speaks of history and social standing. This 533 m² building plot in Agios Andreas is an exceptional choice for those who prioritize Family Living and High-Value Living. Situated in a peaceful pocket of Nicosia's most distinguished residential district, this property provides a sophisticated architectural canvas to create a bespoke residence in an area defined by its elite character and manicured landscapes.

Small Development and High-Value Living

The property is situated within the Ka7 residential planning zone, offering a refined building density of 80% and a coverage factor of 45%. These parameters are perfectly tailored for the construction of a generous two-story villa reaching a maximum height of 10 meters. The plot's area allows for the creation of high-volume living spaces and grand interiors, while still preserving ample square footage for private outdoor amenities like a swimming pool or a designer garden. In a district where the supply of buildable land is reaching its absolute limit, 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 533sqm, 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 cultural heartbeat 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 the capital's most exclusive diplomatic quarter.

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

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

Cyprus Museum: Located within a 5-minute drive, placing your project next to the country'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 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: **533m²**



Gallery

