



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

For Sale : € 300,000

Description

Unlocking the potential of a corner position in Nicosia's most refined residential pocket requires a site that commands both visibility and prestige. This 543 m² corner building plot in Agios Andreas is an exceptional choice for those who prioritize Family Living and High-Value Living. Situated on a prominent corner within a neighborhood celebrated for its quiet luxury and diplomatic character, this property provides a unique architectural canvas to create a landmark private residence in a highly coveted urban setting.

Small Development and High-Value Living

The property is situated within the Kα7 residential planning zone, offering a balanced building density of 80% and a coverage factor of 45%. These parameters are ideal for designing a bespoke two-story villa with a maximum height of 10 meters. The corner orientation of the plot is a significant advantage, providing dual street access and increased natural light, which allows for more creative architectural layouts and enhanced privacy. With 543 m² of land, you have the space to create a substantial home with high-end interior volumes while maintaining room for elegant outdoor terraces or a private garden. Securing a corner asset in this historic district ensures your project remains a secure and solid asset for 3 decades of experience.

Description Corner 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 Kα7 Planning Zone with 80% building density, 45% coverage and 10m height. Title deed is available. The plot offers a level topography and occupies a prime corner position, providing the perfect foundation for a high-impact architectural project in a location where land is extremely scarce.

Building Density 80%

Cover Factor 45%

Town Planning Zone Residential (Zone Kα7)

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 prestigious Agios Andreas quarter.

Cyprus real estate investment: A high-value asset perfect for those seeking long-term capital appreciation 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.

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

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 island'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 professional prestige, this Agios Andreas corner plot is an unparalleled opportunity. Corner 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**

Further Details

Corner Plot



Gallery

