

For Sale, Land, Plot, Nicosia, Agios Andreas, 1,026m²

For Sale : **€ 799,000**

Description
Harnessing the pulse of the capital’s commercial engine requires a location that thrives on visibility and high-intensity activity. This 1,026 m² commercial plot in the vibrant Agios Andreas district is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Positioned in one of the busiest corridors of Nicosia, this property provides the powerful development framework required to establish a flagship commercial presence in a high-traffic capital location.

High-Yield Development and Strategic Acquisition

The property is situated within the Eβ5 commercial planning zone, offering a robust building density of 120% and a coverage factor of 50%. These superior development parameters allow for a significant buildable volume, making it an ideal acquisition for developers looking to maximize floor area for a modern office complex, medical center, or high-end retail headquarters. The generous 1,026 m² size provides the scale necessary to include ample parking and professional amenities that command premium rental yields in the capital's competitive market. Securing a versatile plot with this level of commercial density in a high-exposure urban hub ensures your project remains a secure and solid asset for 3 decades of experience.

Description Excellent location commercial plot of 1,026sqm in one of the busiest areas of Nicosia, Agios Andreas. The plot falls within the Eβ5 zone with 120% building density and 50% coverage. The land occupies a high-visibility position with significant street frontage, providing the perfect foundation for a prominent architectural landmark surrounded by established businesses and essential city infrastructure.
Building Density 120%
Cover Factor 50%
Town Planning Zone Commercial (Zone Eb5)
Proximity Landmarks Located near the Russian Embassy and the Nicosia Race Club.

Strategic Location and Community Amenities

The true value of this land is rooted in its dynamic 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 high-traffic area of Agios Andreas.
Cyprus real estate investment: An institutional-grade asset perfect for those seeking maximum capital appreciation and strong commercial yields in a premier capital location.
Russian Embassy: Situated just 3 minutes away, placing your development in one of the city's most secure and prestigious diplomatic and professional clusters.
Nicosia Race Club: Reachable in just 2 minutes, offering proximity to a major local landmark and recreational hub.
Supreme Court of Cyprus: Located within a 4-minute drive, reflecting the area’s status as a primary administrative and legal center.
Engomi Commercial District: A short 5-minute drive away, providing immediate access to the retail, dining, and educational hub of the neighboring prestigious suburb.
Eleftheria Square: Positioned only 8 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 the maximum possible commercial visibility and development volume, this Agios Andreas plot is an unparalleled opportunity. Commercial lands with 120% density in such a busy location are extremely 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 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** Height: **14**

Area

Plot Area: **1,026m²**

Gallery

