

For Sale, Land, Plot, Nicosia, Agios Andreas, 624m²

For Sale : **€ 670,000**

Description
Mastering the art of urban living begins with an address that balances the quietude of a premier neighborhood with the energy of the city center. This building plot in Agios Andreas is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Located in Nicosia's most sought-after diplomatic and professional enclave, this property provides the intensive development framework required to create a signature residential project in a high-prestige capital location.

High-Yield Development and Strategic Acquisition

The property is situated within a high-intensity residential planning zone, offering an impressive 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 luxury apartment complex or a collection of high-end urban residences. This density level supports a multi-story structure that can command the highest rental yields and capital appreciation in the Nicosia market. Securing a prime site with such intensive vertical potential in the heart of the city ensures your project remains a secure and solid asset for 3 decades of experience.

Description Building plot located in a very prime area of Agios Andreas, in Nicosia city center. The plot offers a level topography and occupies a prominent position within a neighborhood defined by historic colonial architecture and modern professional infrastructure, providing the perfect foundation for a high-impact architectural project in a location where development land is extremely scarce.
Building Density 120%
Cover Factor 50%
Town Planning Zone Residential
Proximity Landmarks Located near the Ministry of Health and the Nicosia Municipal Gardens.

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 financial heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density building plot in the prestigious and historic heart of the Agios Andreas district.
Cyprus real estate investment: An institutional-grade residential asset perfect for those seeking maximum capital growth and high-volume yields in a premier capital location.
Ministry of Health: Situated just 2 minutes away, placing your development in the immediate vicinity of the capital's central administrative corridor.
Nicosia Municipal Gardens: Reachable in just 3 minutes, offering a lush green retreat and cultural facilities within a short walking distance.
Cyprus Parliament: Located within a 4-minute drive, reflecting the area's status as the political and diplomatic hub of the island.
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 the maximum possible building factor in a central residential setting, this Agios Andreas site is an unparalleled opportunity. High-density plots in this elite quarter 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 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: **Residential** Height: **14**

Area

Plot Area: **624m²**

Gallery

