

For Sale, Land, Plot, Nicosia, Agios Andreas, 708m²

For Sale : **€ 650,000**

Description
Elevating your commercial presence to the vertical limits of the capital begins with securing a site that allows for true architectural dominance. This commercial plot in Agios Andreas is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Located in Nicosia's most prestigious professional corridor, this property provides the powerful development framework required to command the city's skyline with a landmark six-storey project.

High-Yield Development and Strategic Acquisition

The property is situated within the Eβ3 commercial planning zone, a category specifically designed for high-density urban growth and professional excellence. It offers a robust building density of 160% and a coverage factor of 50%, parameters that are ideal for developers looking to maximize floor area for Grade A corporate offices, medical suites, or luxury mixed-use developments. These specifications allow for a structure of up to 6 floors, providing the volume necessary to secure top-tier rental yields and long-term capital appreciation. Acquiring a versatile plot with this level of vertical potential in such an elite district ensures your project remains a secure and solid asset for 3 decades of experience.

Description Commercial plot in Agios Andreas, ideal for a six storey building. The asset falls within the Commercial Planning Zone Eβ3 with a building density coefficient of 160% and a coverage coefficient of 50% over 6 floors. The land occupies a high-visibility position in a bustling professional hub, providing the perfect foundation for a prominent architectural landmark surrounded by established diplomatic and governmental institutions.
Building Density 160%
Cover Factor 50%
Town Planning Zone Commercial (Zone Eβ3)
Proximity Landmarks Located near the American Embassy and the Nicosia Municipal Swimming Pool.

Strategic Location and Community Amenities

The true value of this land is rooted in its elite urban setting, offering a sophisticated professional environment that is perfectly connected to the diplomatic and administrative heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density commercial site in the heart of the prestigious Agios Andreas quarter.
Cyprus real estate investment: An institutional-grade asset perfect for those seeking maximum capital appreciation and high-volume yields in a premier capital location.
American Embassy: Situated just 3 minutes away, placing your development in the most secure and prestigious diplomatic neighborhood in the city.
Nicosia Municipal Swimming Pool: Reachable in just 2 minutes, offering proximity to one of the area's most established recreational landmarks.
Nicosia District Court: Located within a 4-minute drive, reflecting the area's status as a central legal and administrative hub.
Pedieos Linear Park: A short 3-minute walk away, providing a lush green corridor for nature and wellness in the heart of the urban center.
Eleftheria Square: Positioned only 6 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 building factor and professional prestige, this Agios Andreas plot is an unparalleled opportunity. Commercial lands with 160% density in such a prominent location 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: **24**

Area

Plot Area: **708m²**

Gallery

