

For Sale, Land, Plot, Nicosia, Agios Andreas, 576m²

For Sale : **€ 390,000**

Description
Claiming your place in the most distinguished residential enclave of the capital requires a location that balances quiet refinement with architectural potential. This 576 m² residential plot in Agios Andreas is an exceptional choice for those who prioritize Family Living and High-Value Living. Nestled within a neighborhood famous for its colonial architecture and lush greenery, this property offers a sophisticated framework for creating a bespoke residence in Nicosia's most sought-after diplomatic quarter.

Small Development and High-Value Living

The property falls within the Kα7 residential planning zone, offering a building density of 80% and a coverage factor of 45%. These parameters are perfectly balanced to support the construction of a generous two-story villa with a maximum height of 10 meters. The density allows for a significant buildable area, ensuring your home can feature spacious living quarters while still preserving room for private courtyards or a swimming pool. In a district where land is a finite and precious commodity, securing a site with such clean development potential ensures your project remains a secure and solid asset for 3 decades of experience.

Description For Sale: Residential Plot in Agios Andreas, Nicosia. 576 m² residential plot in Agios Andreas, zoned Kα7 (100%) with 45% cover factor and 80% building density, allowing 2 floors up to 10 m. The plot is situated on a tranquil residential street characterized by high-end villas and a secure, professional atmosphere, providing the perfect foundation for a custom-built sanctuary.
Building Density 80%
Cover Factor 45%
Town Planning Zone Residential (Zone Ka7)
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 elite urban setting, offering a sophisticated lifestyle that is perfectly connected to the diplomatic and professional pulse 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 Agios Andreas quarter.
Cyprus real estate investment: A high-value asset perfect for those seeking long-term capital appreciation in a district that remains the pinnacle of capital prestige.
Russian Embassy: Situated just 2 minutes away, placing your home in the heart of one of the city's most secure and diplomatic neighborhoods.
Nicosia Race Club: Reachable in just 3 minutes, offering a unique local landmark and recreational history within the immediate area.
Supreme Court of Cyprus: Located within a 4-minute drive, reflecting the area's importance as a central legal and administrative hub.
Pedieos Linear Park: A short 5-minute walk away, providing an endless green path for exercise and relaxation in the center of the city.
Metochi of Kykkos: Positioned only 4 minutes away, adding a layer of historical and spiritual significance to the immediate surroundings.

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 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: **576m²**

Further Details

Corner Plot