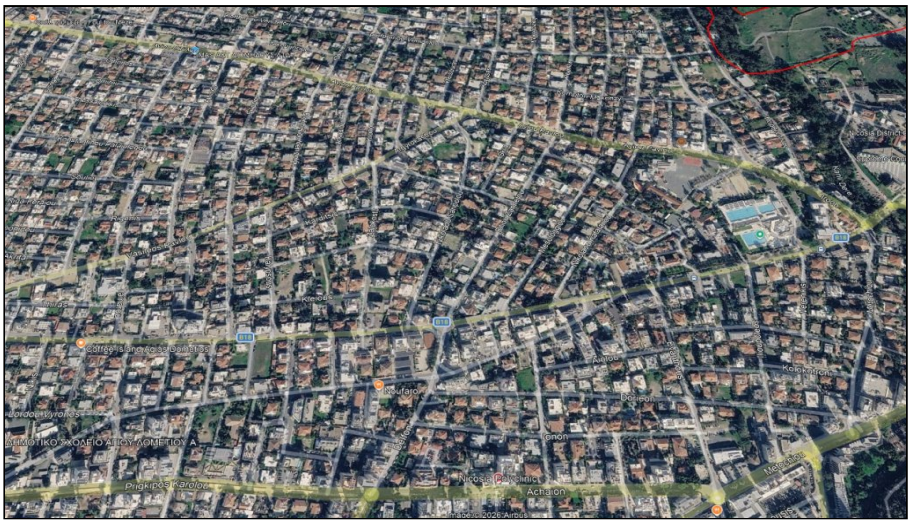


For Sale, Land, Plot, Nicosia, Agios Andreas, 769m²

For Sale : **€ 520,000**

Description
Transcending the ordinary requires a location that echoes with history while offering a blank canvas for a visionary future. This 769 m² residential plot in Agios Andreas is an exceptional choice for those who prioritize Small Development and High-Value Living. Situated in Nicosia's most prestigious and culturally rich residential district, this property provides a versatile development framework to create a legacy project in an area defined by its elite diplomatic character and timeless architectural charm.

Small Development and High-Value Living

The property is situated within a high-standard residential planning zone, offering a balanced building density of 90% and a coverage factor of 50%. These robust development parameters are perfectly suited for creating a significant two-story residence or a boutique multi-unit complex that capitalizes on the neighborhood's high absorption rate for luxury rentals. The plot's generous 769 m² surface and excellent road frontage allow for expansive private gardens and sophisticated architectural silhouettes that blend seamlessly with the colonial villas and manicured landscapes of the area. Securing a versatile asset in this historic urban pocket ensures your project remains a secure and solid asset for 3 decades of experience.

Description The Foundation of Your Future. Imagine standing on the exact spot where your future begins. Buying a plot in Agios Andreas is more than an investment; it is the ultimate freedom to design a custom sanctuary in one of Nicosia's most prestigious and historic residential districts. This exceptional plot offers the perfect blank canvas to bring your architectural vision to life, surrounded by the timeless charm and elite character of this highly coveted community. Boasting a generous 769-square-meter surface and excellent road frontage, this property is primed for immediate construction. With a 90% building density, the zoning offers fantastic versatility.
Building Density 90%
Cover Factor 50%
Town Planning Zone Residential
Proximity Landmarks Located near the Nicosia District Court 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 cultural heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density residential plot in the heart of the prestigious Agios Andreas quarter.
Cyprus real estate investment: A high-value asset perfect for those seeking capital appreciation and premium yields in the capital's most historic diplomatic district.
Nicosia District Court: Situated just 2 minutes away, placing your development in the immediate vicinity of the capital's legal and administrative core.
Nicosia Municipal Gardens: Reachable in just 3 minutes, offering a lush green retreat and recreational facilities within a short walk of your property.
Cyprus Parliament: Located within a 3-minute drive, reflecting the area's status as the political and administrative hub of the island.
Cyprus Museum: A short 4-minute walk away, placing your project next to the country'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 historical prestige and modern development potential, this Agios Andreas plot is an unparalleled opportunity. Residential lands with 90% density in such a highly coveted 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 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: **769m²**

Gallery

