

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

For Sale

Description
Building Your Legacy on Solid Ground begins with securing a position in one of Nicosia's most elite and historically significant districts. This 708 m² commercial plot in Agios Andreas is the ultimate choice for those who prioritize High-Yield Development and Strategic Acquisition. Located in a high-demand professional corridor known for its diplomatic character and architectural prestige, this property provides the powerful development framework required to create a landmark corporate sanctuary in a prime capital location.

High-Yield Development and Strategic Acquisition

The property is situated within the Eβ3 commercial planning zone, offering a robust building density of 160% and a coverage factor of 50%. These superior development parameters allow for the construction of a modern structure up to 6 floors high, reaching a maximum height of 24 meters. This density is perfectly suited for developers looking to maximize floor area for a high-end corporate headquarters, premium medical suites, or boutique professional offices that command top-tier rental yields. Securing an asset with such intensive buildable potential in this prestigious district ensures your project remains a secure and solid asset for 3 decades of experience.

Description For Sale Commercial Land In Agios Andreas, Nicosia. Imagine standing on the exact spot where your future begins. Buying commercial land in Agios Andreas is more than an investment; it is the ultimate freedom to design a corporate or professional sanctuary in one of Nicosia's most prestigious and established districts. Boasting a generous 708-square-meter surface with excellent road frontage, this property is primed for a landmark commercial project. While the building density is 160% (as per Eβ3 zoning), the allowance for a 6-story building reaching a height of 24 meters offers incredible vertical potential.
Building Density 160%
Cover Factor 50%
Town Planning Zone Commercial (Zone Eb3)
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.
Supreme Court of Cyprus: Located within a 4-minute drive, reflecting the area's status as the legal and administrative hub of the capital.
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


Τεμάχιο:24
Δήμος/ Κοινότητα: ΛΕΥΚΩΣΙΑ
Συνοικία: ΛΕΥΚΩΣΙΑ
Τμήμα: ΑΓΙΟΣ ΑΝΔΡΕΑΣ
Αρ. Φ/Σχ: 4
Αρ. Εγκρ.: 21/460401
Τοποθεσία: 4/10
Αξία 1980: ΔΡΟΜΟΣ ΜΟΡΦΟΥ-ΛΕΥΚΩΣΙΑΣ
Αξία 2018: €52,966.64
Αξία 2021: €888,300
Εμβαδόν: €893,600
Κατηγορία: 708μ2
Εγκ Ανάπτυξης: ΟΙΚΟΠΕΔΟ
Πολ. Ζώνη: ΤΟΠΙΚΟ ΣΧΕΔΙΟ ΛΕΥΚΩΣΙΑΣ
Περιγραφή Ζώνης: ΕΞΩ(100%)
ΖΩΝΗ ΕΜΠΟΡΙΚΩΝ ΚΑΙ ΑΛΛΩΝ ΚΕΝΤΡΙΚΩΝ ΛΕΙΤΟΥΡΓΕΙΩΝ
Δόμηση: 160%
Κάλυψη: 50%
Ορόφοι: 6
Ύψος: 24μ
Lat: 35.171353


Αναζήτηση
Πληροφορίες
Τμήμα
Μονάδες
Χάραξη
Τεμάχιο:24
Φίλτρο
Τμήμα
Προηγούμενη χρήση
PIC:
Είδος προσβασης: ΕΓΓΕΓΡΑΜΜΕΝΟΣ ΔΡΟΜΟΣ
Σχεση με δρομο: ΑΠΟ ΜΙΑ ΠΛΕΥΡΑ (ΠΡΟΣΟΨΗ)
Σχεση με επιπεδο δρομου:
Σχημα: ΚΑΝΟΝΙΚΟ
Οσα:
Περιβαλλον:
Εμποδια:
Σχόλια:
Κτίριο 1
ΙΣΟΓΕΙΑ ΚΑΤΟΙΚΙΑ ΜΕ ΑΥΛΗ
ΚΕΝΤΡΟ ΑΝΑΠΥΞΗΣ

