

# For Sale, Land, Plot, Nicosia, Agios Andreas, 533m²

For Sale : **€ 160,000**

**Description**
For Sale Residential Land In Agios Andreas, Nicosia
Prestigious Central Development Opportunity
Located in the highly sought-after and historically elite neighborhood of Agios Andreas, Nicosia, this prime residential plot offers a rare and highly lucrative opportunity for developers, investors, or families looking to build. It is a phenomenal, solid asset in one of the capital's most distinguished urban environments, providing the perfect blank canvas for a luxurious custom home or an exclusive multi-unit residential project.
Zoning & Build Potential
This exceptional plot falls entirely within the Kα7 residential zone (100%), offering highly favorable and straightforward development parameters. With a strong building density of 80% and a coverage factor of 45%, the land provides significant construction volume and outstanding architectural flexibility. The zoning allows for elegant structures up to 2 floors with a generous maximum height of 10 meters, giving you exactly what you need to create a highly marketable, spacious residential design with premium elevated ceilings or architectural roof features.
Key Property Features
Property Type: Residential Plot / Field (For Sale)
Location: Agios Andreas, Nicosia
Zoning: Kα7 (100% Residential)
Building Density: 80%
Coverage Factor: 45%
Maximum Floors: 2
Maximum Height: 10 meters
Nearby Landmarks
Conveniently located for an upscale urban lifestyle, this plot is exceptionally well-positioned. Because it sits right in Agios Andreas, future residents will be surrounded by diplomatic residences, classic architecture, and tranquil tree-lined streets. For daily necessities, premium local cafes, boutique shopping, and essential services are highly accessible. The area provides immediate, highly efficient walking or driving routes directly into the historic Nicosia city center, the linear park along the Pedieos River, and the central business district.
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

## Details

Property Type: **Land**
Status: **Available**
Website

## Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **10**

## Area

Plot Area: **533m²**

# Gallery





