

For Sale, Land, Plot, Nicosia, Agios Andreas, 557m²

For Sale : **€ 360,000**

Description
Elite Residential Canvas in Agios Andreas – The Pinnacle of Nicosia Living
The Foundation of Your Future
Imagine owning a 557 m² estate in Agios Andreas, the most prestigious and historically significant residential quarter of Nicosia. Buying a plot of this scale in the capital's "embassy district" is about the ultimate freedom to create a generational landmark. This isn't just a piece of land; it is a premier blank canvas for those who demand an address that reflects their status, surrounded by lush greenery, grand colonial architecture, and the city's elite elite social fabric.
Limitless Potential in Zone Kα6
Primed for a high-value architectural masterpiece, the property falls within Residential Zone Kα6. In a 2026 market where large central plots are nearly extinct, this asset offers unparalleled development flexibility:
Grand Scale: A 90% building density
Balanced Design: The 50% coverage ensures your vision has room to breathe, with ample space for private courtyards, a swimming pool, and professional landscaping.
Ready to Build: The plot abuts a registered road, ensuring immediate access and a smooth permitting process for a structure up to two storeys (10m height).
Location & Neighborhood Benefits
Situated in the quiet heart of Agios Andreas, you are walking distance from the Nicosia Municipal Gardens, the Cyprus Museum, and the city's central business district. You are surrounded by international embassies, top-tier private schools, and the capital's finest dining, all while enjoying the absolute tranquility of Nicosia's most protected residential enclave.
Contact G&P Lazarou Estate Agents today at +357 22024949 or sales@gplazarou.com to secure this rare urban gem!

Details

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

Main Features

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

Area

Plot Area: **557m²**

Gallery

