



## Excellent Plot of land for sale in Nicosia



### Agent Info

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Specialties:	
Property Type:	Apartments
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Languages:	English
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 2,000,000

### Locatie

Aanbevolen Auto Onderdelen:	Cyprus
Staat/Regio/Pronvincie:	Nicosia
Plaats:	Nicosia
Adres:	Strovolos
Postcode:	2024
Geplaatst:	05-03-2025
Omschrijving:	Excellent Plot of land for sale in Nicosia Cyprus

Esales Property ID: es5553976

### Property Location

Andreas Avraamides Street

Nicosia

2024

Cyprus

### Property Details



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## Unveiling Nicosia's Gem: 688m2 of Prime Development Land Awaits!

Nestled in the heart of Nicosia, Cyprus, lies a rare and exceptional opportunity: 688m2 of prime development land, brimming with potential to become your next cherished project. This coveted plot, perched on Andreas Avraamides street, stands mere steps from the state-of-the-art Aretaeio private hospital, casting a spell of convenience and prestige.

### Location, Location, Location:

Imagine a canvas painted with vibrant brushstrokes of urban life. That's the scene surrounding this exceptional land. Supermarkets, banks, pharmacies, schools, bakeries, and a kaleidoscope of restaurants stand within comfortable reach, ensuring everyday needs are effortlessly met. This prime location isn't just about convenience; it's about thriving in the dynamic pulse of Nicosia, where business and leisure seamlessly intertwine.

### Unleashing the Potential:

This expansive 688m2 canvas grants you the freedom to paint your vision to life. Whether you envision a towering residential complex catering to urban professionals, a charming collection of townhouses nestled in a vibrant community, or perhaps a boutique commercial space buzzing with activity, the possibilities are as endless as your imagination.

### Investing in the Future:

Owning a piece of prime Nicosia isn't just about the present; it's about securing your future. This land sits poised to benefit from the city's burgeoning growth and development. The proximity to the esteemed Aretaeio Hospital guarantees a constant stream of residents and visitors, while the surrounding amenities ensure ongoing demand for diverse commercial endeavours.

### Beyond Bricks and Mortar:

This isn't just a plot of land; it's a blank page in the story of Nicosia. It's a chance to create a space that fosters connections, fuels dreams, and contributes to the tapestry of this vibrant city. Whether you're a seasoned developer or a visionary entrepreneur, this exceptional opportunity beckons you to leave your mark.

### Call to Action:

Don't let this rare gem slip through your fingers. Contact us today to schedule a viewing and unlock the boundless potential of this prime development land. Together, let's turn this blank page into a masterpiece that enriches Nicosia and resonates for generations to come.

Remember, this is just the beginning. With 2000 words at your disposal, you can further enrich this description by:



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- \* Delving deeper into the development potential: Illustrate with examples of possible projects, showcasing architectural styles, target audiences, and potential returns on investment.
  - \* Enhancing the emotional appeal: Use vivid language and storytelling to paint a picture of the lifestyle this land could offer, evoking feelings of comfort, convenience, and community.
  - \* Emphasizing unique selling points: Is there specific zoning or infrastructure that benefits this land? Highlight any competitive advantages that set it apart.
  - \* Adding historical context: Briefly mention the significance of the surrounding area and how this development could contribute to its future.
  - \* Including high-quality visuals: Images, maps, and even architectural renderings can significantly enhance your message and capture the imagination of potential buyers.

By crafting a compelling narrative that goes beyond just square footage and location, you can transform this land into a coveted investment opportunity that speaks to the hearts and minds of discerning visionaries.

## About the Area

Nicosia, the vibrant capital of Cyprus, is a city pulsating with history, culture, and an infectious zest for life. Nestled in the heart of the island, it boasts a unique blend of ancient heritage and modern dynamism, making it a captivating destination for travellers and potential residents alike.

## A Walk Through Time:

Nicosia's rich tapestry is woven from threads of diverse civilizations. Its ancient city walls, a UNESCO World Heritage Site, whisper tales of Byzantine emperors, Venetian rulers, and Ottoman sultans who have all left their mark on the city's soul. Within these walls, you'll find a treasure trove of architectural gems, from the Gothic grandeur of St. Nicholas Cathedral to the Ottoman elegance of Büyük Han caravanserai.

## Beyond the Walls:

But Nicosia is far from being trapped in its past. Step outside the ancient city and you'll be greeted by a modern metropolis, buzzing with energy. Sleek skyscrapers frame bustling shopping districts like Makarios Avenue, while trendy cafes and lively bars spill onto cobbled streets, offering a taste of contemporary Cypriot life. Art galleries and museums, like the Leventis Municipal Museum of Nicosia, showcase the island's vibrant artistic scene, while lush parks like the Municipal Gardens provide a welcome respite from the urban buzz.

## A City for All Seasons:

No matter your passion, Nicosia has something to offer. History buffs can delve into the city's rich past at museums and archaeological sites, while foodies can embark on a culinary adventure through bustling markets and traditional tavernas serving up meze platters and fresh seafood. Thrill-seekers can hike through the scenic Kyrenia Mountains just outside the city, while nature lovers can find solace in the serene Pedieos River valley.



## A Place to Call Home:

For those seeking a vibrant and welcoming community, Nicosia offers a unique opportunity to experience the Cypriot way of life. The city boasts a diverse population, with a strong sense of community and a warm hospitality that extends to newcomers. From charming neighbourhoods like Laiki Geitonia to the modern suburbs on the outskirts, there's a perfect corner of Nicosia waiting to be called home.

Here are some additional reasons to consider Nicosia:

- \* Strategic location: As the island's capital, Nicosia enjoys excellent connections to the rest of Cyprus and beyond, with international flights readily available.
- \* Thriving economy: The city is a hub for business and finance, offering a wealth of opportunities for professionals.
- \* Affordable living: Compared to other European capitals, Nicosia offers a relatively low cost of living, making it an attractive option for those seeking a good quality of life without breaking the bank.
- \* Mediterranean climate: Enjoy warm sunshine and mild winters, perfect for outdoor activities year-round.

Whether you're a seasoned traveller, a history enthusiast, or simply seeking a new adventure, Nicosia has something for everyone. So why not come and experience the magic of this enchanting city for yourself?

I encourage you to explore Nicosia further and discover its hidden gems. With its rich history, vibrant culture, and warm hospitality, this city is sure to steal your heart.

## Main Features

- \* 688 m<sup>2</sup> of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Cyprus fast online.

### **Algemeen**

Lot Afmeting: 688 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.687.638



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