



Excellent Plot of land for sale in Nicosia Cyprus



Agent Info

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Listing details

Property for: Sale
Price: USD 2,325,433.54

Location

Country: Cyprus
State/Region/Province: Nicosia
City: Nicosia
ZIP code: 2024
Posted: Sep 08, 2026
Description:
Excellent Plot of land for sale in Nicosia Cyprus

Esales Property ID: es5553976

Andreas Avraamides Street

Nicosia

2024

Cyprus

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:

- * 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.



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- * 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 m2 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.

Tenanted: Yes

Common

Finished sq. ft.: 688 sq m

Lot Size: 688 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.945.532



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