



For Sale, Land, Plot, Nicosia, Strovolos, 576m²

For Sale : € 290,000

Description

High-Yield Residential Plot for Sale in Parissinos – Strategic Development Opportunity

Whether you are a family ready to build your custom luxury home or a smart investor looking to develop a high-value residential project, this exceptional 576sqm plot in the prestigious Parissinos area of Strovolos offers the perfect blank canvas. Buying land in this established and elite neighborhood provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This site is a high-value residential opportunity specifically suited for those who prioritize premium locations and modern living in one of Nicosia's most sought-after districts.

Versatile Development Opportunities

Boasting a well-positioned surface in the desirable Ka6 zone, this property is primed for immediate construction. With a 90% building density and a 50% coverage ratio, the zoning offers fantastic versatility: it is perfectly sized for one or two luxury detached houses or a small-scale residential development for high-yield returns. The plot is ideally suited for those looking for plots of land for sale in Strovolos that balance suburban comfort with strong development potential, making the transition from blueprint to reality incredibly smooth with a structural allowance for 2 floors and 10 meters in height.

Key Property Features

Property Type: Residential Plot
Location: Parissinos, Strovolos, Nicosia
Plot Size: 576sqm of prime, developable land
Planning Zone: Ka6 (Residential)
Building Density: 90% (Balance between small development and high-value living)
Coverage Ratio: 50%
Structural Allowance: 2 Floors / 10m Height
Legal Status: Title deed available
Infrastructure: Located in an upscale residential area with immediate proximity to all amenities
Cyprus real estate investment: High-value potential in one of Nicosia's most prestigious residential hubs

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a premium neighborhood in Parissinos, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from the capital's primary commercial, educational, and healthcare hubs, making it an area highly attractive to both families and quality tenants. Enjoy proximity to local parks, elite schools, and the benefits of being in a well-connected district with seamless access to the city center.

Land for sale near European University Cyprus: Located within a 3-minute drive of one of the capital's leading higher education institutions.

Makario Stadium: Situated just 1.2 km away, providing proximity to one of the district's primary sports and event hubs.

Apollonion Private Hospital: Reachable within a short 4-minute drive, ensuring rapid access to leading private healthcare services.

Kykkos Metochi: Positioned within a 3-minute drive, offering immediate access to one of the most serene and iconic landmarks in the capital.

Nicosia City Center: Located within a 6-minute drive, providing effortless access to the heart of the capital's commercial and social life.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this residential plot for sale in Parissinos is an unparalleled opportunity. Prime development land with this specific density in such an elite location is highly coveted and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next high-yield residential project. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for over 32 years, offering unmatched expertise and a commitment to excellence.



Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **576m²**



Gallery

