



For Sale, Land, Plot, Nicosia, Strovolos, Archangelos, 872m²

For Sale : **€ 331,000**

Description

High-Yield Residential Plot in Archangelos – Strategic Investment Opportunity

Whether you are a family ready to build your custom forever home or a smart investor looking to develop a profitable residential project, this exceptional plot in the prestigious Archangelos area of Strovolos offers the perfect blank canvas. Buying land in this established and highly sought-after 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 modern living and central connectivity in one of Nicosia's most elite suburban 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 the development of one or two luxury houses with private gardens or a small-scale residential project 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: Archangelos, Strovolos, Nicosia

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

Taxation: Subject to V.A.T.

Cyprus real estate investment: High-value potential in a prestigious residential hub

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a premium pocket of Archangelos, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major retail, educational, and sports landmarks, making it an area highly attractive to both families and quality tenants. Enjoy proximity to local parks, top-tier schools, and the benefits of being in a well-connected district with seamless access to the city center and the primary motorway network.

Land for sale near Makario Stadium: Located within a 3-minute drive of one of the district's primary sports and event hubs.

Nicosia Mall: Situated just 1.8 km away, providing rapid access to the capital's newest premier shopping and dining destination.

Mall of Engomi: Reachable within a short 5-minute drive, offering access to a variety of retail stores, supermarkets, and cafes.

University of Nicosia: Positioned within a 4-minute drive, making the location highly attractive for faculty and academic professionals.

Manglis Lake: Located within a 4-minute drive, providing immediate access to one of the area's most serene natural landmarks and walking spots.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this residential plot in Archangelos 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 3 decades of experience, 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: **872m²**



Gallery

