



For Sale, Land, Plot, Nicosia, Strovolos, 519m²

For Sale : € 330,000

Description

High-Yield Corner Residential Plot in Strovolos – Strategic Development Opportunity

Whether you are a visionary developer ready to create a landmark residential project or a smart investor looking to secure a high-yield asset, this exceptional corner plot in an elite area of Strovolos offers the perfect blank canvas. Buying land in this established and highly accessible 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 strategic acquisition specifically suited for those who prioritize corner-plot flexibility and maximum ROI in a premier urban setting.

Strategic Development and Yield Potential

Boasting a well-positioned corner surface in the desirable Ka5 zone, this property is primed for immediate construction. With a 100% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for one or two luxury houses or a small-scale apartment building. The zoning naturally allows for a modern 3-story residential project, making it an ideal choice for those looking for plots of land for sale in Strovolos that balance high-value living with strong development potential. The owner's openness to a partial exchange further enhances the accessibility of this strategic acquisition.

Key Features

Property Type: Corner Residential Plot
Location: Strovolos, Nicosia
Plot Size: 519sqm of prime corner land
Planning Zone: Ka5 (Residential)
Building Density: 100% (Focus on high-yield development and strategic acquisition)
Coverage Ratio: 50%
Structural Allowance: Suitable for 2 or 3 floors (Ideal for luxury houses or apartment complexes)
Orientation: Corner position offering enhanced privacy and architectural flexibility
Legal Status: Title deed available; Open to partial exchange with an apartment in Strovolos
Cyprus real estate investment: High-value potential in an elite 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 prestigious and well-connected pocket of Strovolos, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major administrative, educational, and healthcare landmarks, 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 district that serves as the heart of the capital's residential life.

Land for sale near Strovolos Town Hall: Located within a 4-minute drive of the district's primary administrative and civic center.

Aretaeio Hospital: Situated just 1.8 km away, providing rapid access to leading private healthcare services.

English School: Reachable within a short 5-minute drive, offering proximity to one of the most prestigious educational institutions in Nicosia.

Falcon School: Positioned within a 5-minute drive, ensuring easy access to top-tier international education.

Mall of Cyprus and IKEA: Located within a 7-minute drive, providing effortless access to the region's premier retail and dining destination.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this corner plot in Strovolos is an unparalleled opportunity. Prime development land with this specific density in such an elite location is a strategic acquisition that 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: **519m²**



Gallery

