



For Sale, Land, Plot, Nicosia, Strovolos, Acropolis, 640m²

For Sale

Description

High-Yield Residential Plot in Acropolis – Strategic Acquisition for High-Value Development

Whether you are a visionary developer ready to establish a landmark residential project or a smart investor looking to secure a high-yield asset, this exceptional building plot in the heart of the Acropolis area in 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 maximum ROI and strategic development in one of Nicosia's most prestigious and active urban sectors.

Strategic Development and Yield Potential

Boasting a well-positioned surface in the desirable Ka3 residential zone, this property is primed for immediate construction. With a 140% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern 4-story apartment building. The zoning allows for maximum utilization of the plot's area, providing a clear path for developers looking to capitalize on the high demand for contemporary urban housing and maximize yield potential in a high-value residential hub.

Key Property Features

Property Type: Residential Building Plot

Location: Acropolis, Strovolos, Nicosia

Planning Zone: Ka3 (Residential)

Building Density: 140% (Focus on high-yield development and strategic acquisition)

Coverage Ratio: 50%

Structural Allowance: 4 Floors (Ideal for apartment complexes and high-ROI projects)

Infrastructure: Located in a prime residential area with immediate access to all urban utilities

Legal Status: Title deed available; No V.A.T.

Cyprus real estate investment: High-value potential in a central and growing 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 Acropolis, this plot offers a rare balance of residential appeal 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 major retail landmarks, swift access to the city center, and the benefits of being in a well-connected district with every modern necessity nearby.

Land for sale near Acropolis Park: Located within a 2-minute drive of one of the city's most iconic green spaces and recreational landmarks.

Central Bank of Cyprus: Situated just 1.1 km away, providing rapid access to the capital's primary financial district.

Ministry of Education, Sport and Youth: Reachable within a short 3-minute drive, ensuring proximity to major administrative and governmental centers.

Aretaeio Hospital: Positioned within a 4-minute drive, providing access to one of the capital's leading private medical facilities.

The English School: Located within a 5-minute drive, ensuring proximity to one of the most prestigious educational institutions in Cyprus.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential plot in Acropolis is an unparalleled opportunity. Prime development land with this specific density in such a central 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: **640m²**



Gallery

