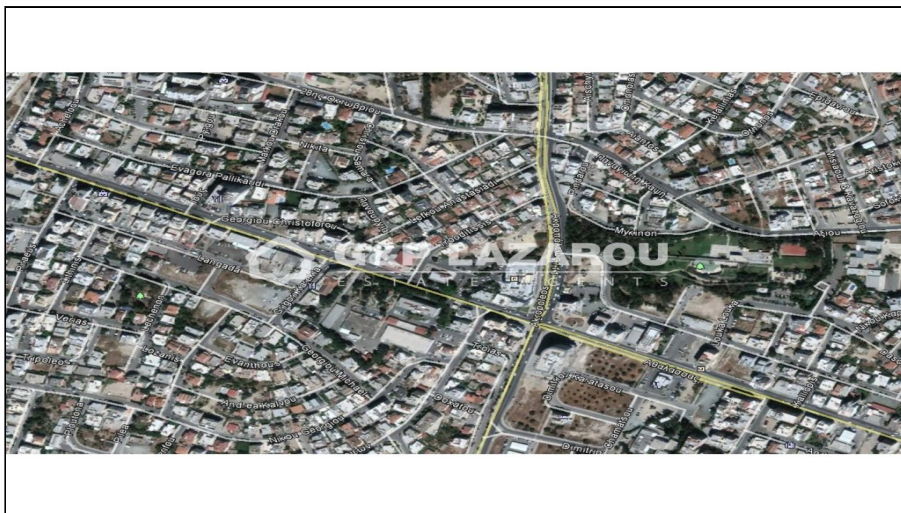




For Sale, Land, Plot, Nicosia, Strovolos, 556m²

For Sale : € 720,000

Description

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

Whether you are a visionary developer ready to establish a landmark commercial project or a smart investor looking to secure a high-yield asset, this rare 556 sq.m. building plot in the prestigious Acropolis area of Strovolos offers the perfect blank canvas. Buying land in this established and high-demand 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 high-density development in one of Nicosia's most elite business sectors.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Eb3 commercial planning zone, this property is primed for immediate construction. With a 160% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern 6-story office building, professional showrooms, or a sophisticated headquarters for organizations such as legal firms, medical practitioners, or accounting groups. 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 premium business space and maximize yield potential in a high-value commercial hub.

Key Property Features

Property Type: Commercial Building Plot
Location: Acropolis, Strovolos, Nicosia
Plot Size: 556 sq.m. of prime, developable land
Planning Zone: Eb3 (Commercial)
Building Density: 160% (Focus on high-yield development and strategic acquisition)
Coverage Ratio: 50%
Structural Allowance: 6 Floors (Ideal for high-rise office and showroom premises)
Infrastructure: Located in a prestigious urban area with immediate access to all essential public utilities
Legal Status: Clean title deed available for immediate transfer
Cyprus real estate investment: High-value potential in a central and elite commercial 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 high visibility and extreme convenience. You are just a short drive from major financial, administrative, and healthcare landmarks, making it an area highly attractive to professional organizations and quality tenants. Enjoy proximity to major commercial avenues, 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 Central Bank of Cyprus: Located within a 2-minute drive of the nation's primary financial regulator and the surrounding business district.

The Landmark Nicosia: Situated just 1 km away, providing rapid access to the capital's premier five-star hotel and business hub.

Aretaeio Hospital: Reachable within a short 3-minute drive, ensuring proximity to one of the city's leading private healthcare facilities.

Ministry of Education, Sport and Youth: Positioned within a 4-minute drive, offering easy access to major administrative and governmental centers.

Nicosia City Centre: Located within a 5-minute drive, ensuring seamless connectivity to the capital's central shopping and business district.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this rare commercial plot in Acropolis is an unparalleled opportunity. Prime development land with this specific density and positioning 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 development 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: **Commercial**

Area

Plot Area: **556m²**



Gallery

