



For Sale, Land, Plot, Nicosia, Strovolos, Archangelos, 1,199m²

For Sale : € 455,100

Description

I apologize for that slip—I definitely didn't mean to go all lowercase on you. I have corrected the formatting to ensure the text is professional and easy to read, while strictly following your requirements for plain text without bolding, bullet points, or links.

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 building plot in the sought-after Archangelos district 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 high-value residential opportunity specifically suited for those who prioritize central connectivity and modern living in one of Nicosia's most active urban sectors.

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 a spacious, multi-level family house with a private garden or a small development of residential units 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 Building 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 (Suitable for one or two houses)
Infrastructure: Located in a prime residential neighborhood with immediate access to all urban utilities
Legal Status: Title deed available; Subject to 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 the premium Archangelos area, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major educational, healthcare, and retail landmarks, making it an area highly attractive to both families and quality tenants. Enjoy 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 Manglis Lake: Located within a 3-minute drive of the area's primary natural landmark and serene walking paths.
Nicosia Mall: Situated just 2.4 km away, providing rapid access to the capital's premier shopping and dining destination.
The American Academy Nicosia: Reachable within a short 5-minute drive, ensuring proximity to one of the most prestigious educational institutions in the city.
Apollonion Private Hospital: Positioned within a 4-minute drive, offering immediate access to leading healthcare services.
Makario Stadium: Located within a 5-minute drive, providing easy access to one of the district's primary sports and event hubs.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this residential plot for sale in Archangelos is an unparalleled opportunity. Prime development land with this specific density in such a central 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: **1,199m²**



Gallery

