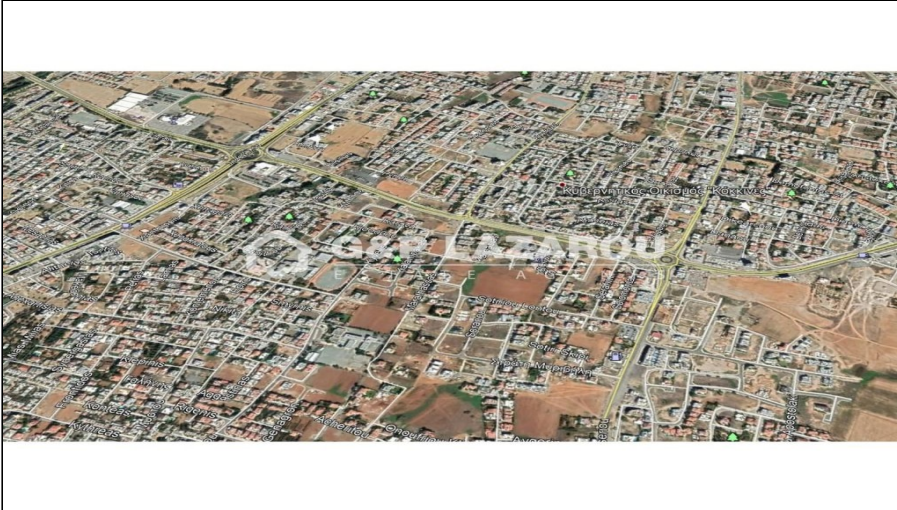




For Sale, Land, Plot, Nicosia, Strovolos, 562m²

For Sale : **€ 197,000**

Description

Prime Residential Plot for Sale in Strovolos – Unmatched Development Potential

The Foundation of Your Future

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 residential plot under division in Strovolos offers the perfect blank canvas. Buying land in this established and highly accessible area provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This is a rare chance to secure premium Cyprus real estate in a central neighborhood designed for quality living and strategic growth.

Versatile Development Opportunities

Boasting a well-positioned surface in the desirable Ka6 zone, this property is primed for future 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 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: Under-division Residential Plot

Location: Strovolos, Nicosia

Planning Zone: Ka6 (Residential)

Building Density: 90% (Perfectly sized for a spacious family house or a small development)

Coverage Ratio: 50%

Structural Allowance: 2 Floors / 10m Height

Taxation: Subject to V.A.T.

Cyprus real estate investment: High-value potential in a central 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, quiet neighborhood in Strovolos, this plot offers a rare balance of peaceful living and extreme convenience. You are just a short drive from major commercial, retail, and healthcare landmarks, making it an area highly attractive to both families and future tenants. Enjoy proximity to local parks, swift access to the highway, and the benefits of an established community with top-tier amenities.

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

GSP Stadium: Situated just a 6-minute drive away, providing proximity to the island's premier sports and events venue.

Mall of Cyprus and IKEA: Reachable within a short 7-minute drive, ensuring easy access to the region's main retail and commercial hub.

Aretaeio Hospital: Positioned within a 5-minute drive, ensuring rapid access to leading private healthcare services.

Acropolis Park: Located within a 6-minute drive, offering access to one of the district's most popular green landmarks.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this plot for sale in Strovolos is an unparalleled opportunity. Prime development land with this specific density in this area 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 Cyprus real estate investment.

Details

Property Type: **Land**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **562m²**



Gallery

