



For Sale, Land, Plot, Nicosia, Strovolos, 2,040m²

For Sale : **€ 1,200,000**

Description

High-Value Residential Plot near Apollonion Hospital – Strategic Investment for Modern Living

Whether you are looking to build a custom sanctuary for your family or a smart investor seeking a profitable project, this exceptional building plot near the prestigious Apollonion Private Hospital 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 site is a high-value residential opportunity specifically suited for those who prioritize central connectivity, health-centric locations, and modern living in one of Nicosia's most active urban sectors.

Versatile Development and Yield Potential

Boasting a flat surface and an impressive 52 meters of road frontage, this property is primed for immediate construction. With a 90% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-value development, ranging from a spacious detached family home with extensive gardens to a small-scale residential project or even specialized professional spaces such as doctors' offices. The plot's strategic position with access from two streets and its proximity to a large green area provides a clear path for those looking to capitalize on the high demand for quality housing and healthcare-related facilities in a high-value residential hub.

Property Type: Residential Building Plot

Location: Near Apollonion Hospital, Strovolos, Nicosia

Plot Area: 2,040 sq.m.

Building Density: 90% (Balance between small development and high-value living)

Cover Factor: 50%

Frontage: 52 meters of road frontage with dual street access

Landscape: Flat plot bordering a large public green area

Versatility: Suitable for private villas, apartment buildings, or medical offices

Legal Status: Clean title available for immediate transfer; Subject to V.A.T.

Cyprus real estate investment: High-value potential in a health-centric 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 Strovolos, this plot offers a rare balance of residential tranquility and extreme convenience. You are just steps away from major healthcare, educational, and retail landmarks, making it an area highly attractive to both families and professional 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 Apollonion Private Hospital: Located in the immediate vicinity of one of the capital's premier private healthcare facilities.

K-Cineplex Strovolos: Situated just 1.1 km away, providing rapid access to the area's primary entertainment and cinema hub.

European University Cyprus: Reachable within a short 5-minute drive, ensuring proximity to a leading higher education institution.

Strovolos Town Hall: Positioned within a 4-minute drive, offering immediate access to the district's primary administrative and civic center.

Pedieios Linear Park: Located within a 4-minute drive, providing access to the city's most popular green trail and recreational space.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this residential plot near Apollonion Hospital 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 residential or professional 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: **2,040m²**



Gallery

