

For Sale, Land, Plot, Nicosia, Strovolos, 1,087m²

For Sale : **€ 1,200,000**

Description
High-Yield Mixed-Use Development Site in Strovolos – Strategic Acquisition for High-Value Investment

Whether you are a visionary developer ready to establish a landmark project or a smart investor looking to secure a high-yield asset, these two adjoining building plots in a prime sector of Strovolos offer the perfect blank canvas. Buying land in this established and highly accessible neighborhood provides the ultimate freedom to bring a dual-purpose architectural vision to life, benefited by a versatile zoning structure 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 active urban sectors.

Strategic Development and Yield Potential

Boasting a prime position with dual zoning in the desirable Eb3 commercial and Ka5 residential zones, this property is primed for immediate construction. With a 160% building density for the commercial portion and 100% for the residential segment, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern office building, retail flagship, or a sophisticated apartment complex. 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 and residential space to maximize yield potential in a high-value urban hub.

Property Type: Two Adjoining Mixed-Use Plots
Location: Strovolos, Nicosia
Planning Zones: Eb3 (Commercial) and Ka5 (Residential)
Building Density: 160% (Eb3) / 100% (Ka5) (Focus on high-yield development and strategic acquisition)
Cover Factor: 50%
Infrastructure: Adjoining plots located in a prominent urban area with immediate access to all essential public utilities
Legal Status: Title deed available
Cyprus real estate investment: High-value potential for dual-purpose development in a central 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, these plots offer a rare balance of high visibility and extreme convenience. You are just a short drive from major administrative, healthcare, and retail landmarks, making it an area highly attractive to both businesses 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 Strovolos Town Hall: Located within a 2-minute drive of the district's primary administrative and civic center.
Pedieios Linear Park: Situated just 1 km away, providing rapid access to the city's most popular green trail and recreational space.
Strovolos Municipal Theatre: Reachable within a short 3-minute drive, ensuring proximity to a major cultural hub and performance venue.
Aretaeio Hospital: Positioned within a 4-minute drive, offering access to one of the capital's leading private medical facilities.
European University Cyprus: Located within a 5-minute drive, ensuring seamless connectivity to a major educational and professional hub.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, these adjoining mixed-use plots in Strovolos are 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: **1,087m²**

Gallery

