



## For Sale, Land, Plot, Nicosia, Strovolos, 1,109m<sup>2</sup>

For Sale : € 750,000

### Description

High-Yield Commercial Plot on Strovolos Avenue – Strategic Acquisition for High-Value Development

Whether you are a visionary developer ready to establish a landmark mixed-use project or a smart investor looking to secure a high-yield asset, this exceptional 1,020 sq.m. building plot on the prominent Strovolos Avenue offers the perfect blank canvas. Buying land in this high-visibility and highly accessible corridor provides the ultimate freedom to bring your architectural vision to life, surrounded by a thriving business 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 vital commercial arteries.

### Strategic Development and Yield Potential

Boasting a prime western orientation on one of the city's most recognizable avenues, this property is in the final stage of division into two plots, offering unique flexibility for phased development or separate resale. 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 mixed-use building featuring ground-floor retail and premium office spaces above. 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 high-rise commercial premises in a high-value urban hub.

### Key Property Features

Property Type: Commercial Building Plot  
Location: Strovolos Avenue, Strovolos, Nicosia  
Plot Size: 1,020 sq.m. of prime, developable land  
Planning Zone: Commercial  
Building Density: 160% (Focus on high-yield development and strategic acquisition)  
Coverage Ratio: 50%  
Structural Allowance: 6 Floors (Ideal for high-rise mixed-use and office complexes)  
Status: Final stage of division into two separate plots with western orientation  
Infrastructure: Situated on a primary avenue with immediate access to all essential public utilities  
Legal Status: Title deed available  
Cyprus real estate investment: High-value potential in a central and growing 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 Strovolos, this plot offers 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 K-Cineplex Strovolos: Located within a 2-minute drive of one of the capital's primary entertainment and cinema hubs.

Strovolos Town Hall: Situated just 1.1 km away, providing rapid access to the district's primary administrative and civic center.

Apollonion Private Hospital: Reachable within a short 3-minute drive, ensuring proximity to leading healthcare services.

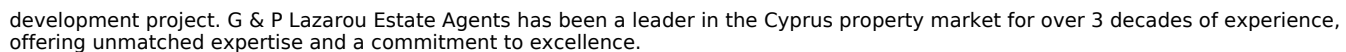
Aretaeio Hospital: Positioned within a 5-minute drive, offering access to one of the city's premier private medical facilities.

Nicosia City Centre: Located within a 7-minute drive, ensuring seamless connectivity to the capital's central business district.

### Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density commercial plot on Strovolos Avenue is an unparalleled opportunity. Prime development land with this specific density and positioning on a main avenue 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



Property Type: **Land**      Status: **Available**      [Website](#)

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Property Subtype: **Plot** Town Planning Zone: **Commercial**

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Plot Area: **1,109m<sup>2</sup>**

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## Gallery

