



For Sale, Land, Plot, Nicosia, Strovolos, Dasoupolis, 1,097m²

For Sale : **€ 1,400,000**

Description

High-Yield Mixed-Use Development Site in Dasoupolis – 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 commercial and residential building plots in the prestigious Dasoupolis area offer the perfect blank canvas. Buying land in this high-demand and strategic 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 elite urban sectors.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Eb3 commercial planning zone, this property is primed for immediate construction. 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 office building, high-end apartment complex, or a sophisticated mixed-use project. 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: Commercial and Residential Building Plots

Location: Dasoupolis, Strovolos, Nicosia

Planning Zone: Eb3 (Commercial)

Building Density: 160% (Focus on high-yield development and strategic acquisition)

Cover Factor: 50%

Structural Allowance: 6 Floors / 24m Height

Infrastructure: Prominent location with immediate access to all essential public utilities

Legal Status: Title deed available

Cyprus real estate investment: High-value potential for mixed-use 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 Dasoupolis, these plots offer a rare balance of high visibility and residential prestige. 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 Aretaeio Hospital: Located within a 2-minute drive of one of the capital's premier private healthcare facilities.

Acropolis Park: Situated just 900 meters away, providing rapid access to a primary urban green space and recreational landmark.

Falcon School Cyprus: Reachable within a short 3-minute drive, ensuring proximity to a leading international educational institution.

Athalassas Avenue: Positioned within a 2-minute drive, ensuring swift connectivity to one of Nicosia's most vital commercial corridors.

Ministry of Justice and Public Order: Located within a 4-minute drive, providing immediate access to key government and administrative hubs.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, these high-density plots in Dasoupolis 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: **1,097m²**