



For Sale, Land, Plot, Nicosia, Strovolos, 1,654m²

For Sale : **€ 2,300,000**

Description

High-Yield Corner Commercial Plot in Nicosia – Strategic Acquisition for High-Value Development

Whether you are a visionary developer ready to establish a landmark project or a smart investor looking to secure a high-yield asset, this exceptional corner building plot in one of Nicosia's most desirable locations offers the perfect blank canvas. Buying land in this prestigious and highly accessible neighborhood provides the ultimate freedom to bring a high-profile architectural vision to life, benefited by a prime corner position on a major street that guarantees long-term value. This site is a strategic acquisition specifically suited for those who prioritize maximum ROI and high-density development in the capital's most active commercial heart.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Eb4 commercial planning zone, this property is primed for immediate construction. With a 140% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern office building, retail flagship, 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 space and maximize yield potential in a high-value urban hub.

Property Type: Commercial Corner Plot

Location: Nicosia City Centre

Planning Zone: Eb4 (Commercial)

Building Density: 140% (Focus on high-yield development and strategic acquisition)

Cover Factor: 50%

Infrastructure: Corner plot on a prime street with immediate access to all essential public utilities

Legal Status: Title deed available

Cyprus real estate investment: High-value potential for commercial 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 the capital, 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 Stasikratous Street: Located within a 2-minute drive of the capital's premier luxury shopping and boutique district.

Eleftheria Square: Situated just 1.2 km away, providing rapid access to the city's iconic central square and architectural landmark.

Cyprus Museum: Reachable within a short 3-minute drive, ensuring proximity to the island's largest and most significant archaeological museum.

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

The Landmark Nicosia: Located within a 4-minute drive, providing access to a major business and hospitality hub in the capital.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density corner plot in Nicosia 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 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: **1,654m²**



Gallery

