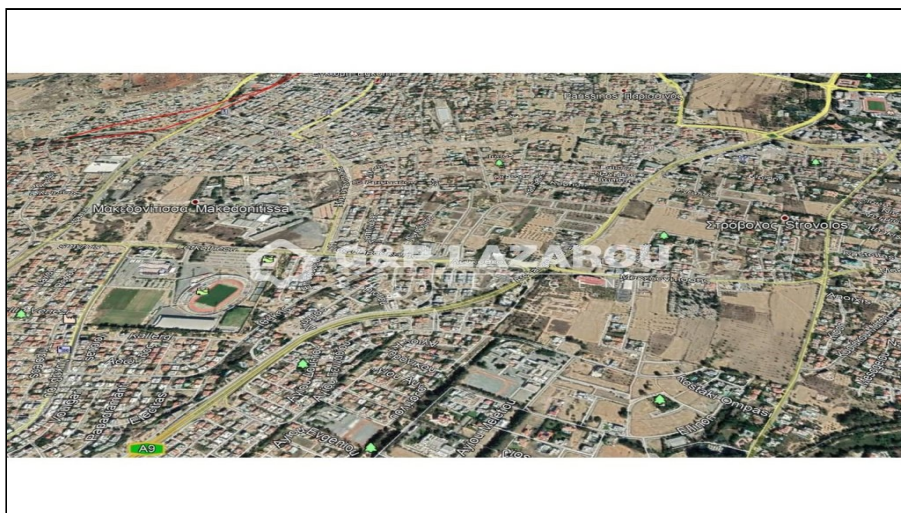




For Sale, Land, Plot, Nicosia, Egkomi, Makedonitissa, 7,080m²

For Sale : € 6,500,000

Description

Build the foundation of your future with this premier commercial and residential development opportunity situated in the heart of Strovolos. This asset represents a strategic acquisition for those looking to maximize floor area and capitalize on the high demand for modern business premises and urban housing in one of Nicosia's most active municipalities. The property offers the perfect starting point for a professional mixed-use project designed to meet the needs of the capital's growing professional and residential sectors.

High-Yield Development and Strategic Acquisition

Falling within the mixed-use planning zone with a building density of 120% and a coverage factor of 50%, this property is a premium choice for high-yield development and strategic investment. These high-density specifications allow for a versatile architectural design that balances commercial viability with high-value living, making it ideal for maximizing return on investment. Whether developing a contemporary apartment complex or a professional office building, securing a plot with such favorable building factors ensures that your project remains a secure and solid asset for 3 decades of experience.

Description: Commercial-Residential land in Strovolos. Title deed is available. The land is situated in a high-demand pocket with mixed commercial and residential surroundings, offering strong development potential for a multi-storey project. It provides high visibility and immediate proximity to major urban arteries and essential city services.

Building Density: 120%

Cover Factor: 50%

Town Planning Zone: Commercial (Zone Ka6-Eß5)

Proximity Landmarks: Located near the Strovolos Municipal Hall and the Aretaeio Private Hospital.

Strategic Location and Community Amenities

The true value of this property is rooted in its strategic location, bridging the gap between essential urban services and the city's commercial pulse. This ensures that your project remains highly accessible, providing a competitive edge for future rental yield or resale potential.

Plots of land for sale in Strovolos: A significant opportunity to secure a high-density development site in a premium mixed-use district.

Cyprus real estate investment: A top-tier asset perfect for those seeking high ROI and strategic urban development.

Strovolos Municipal Hall: Situated just 2 minutes away, placing your project near the administrative heart of the municipality.

Aretaeio Private Hospital: Reachable in just 3 minutes, highlighting the accessibility to world-class medical facilities and professional hubs.

Strovolos Linear Park: Located within a 4-minute drive, offering immediate access to the city's primary green corridor for recreation.

Mall of Cyprus: Positioned only 6 minutes away, providing seamless access to major retail, dining, and entertainment centers.

Nicosia City Center: A short 8-minute drive ensures your development stays perfectly connected to the capital's financial and business heart.

If you are looking for G&P Lazarou trusted properties that provide both prestige and the perfect setting for a high-yield project, this Strovolos site is a remarkable opportunity. Mixed-use plots with 120% density in such a central location move quickly once on the market.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discover how this property can serve as the foundation of your future. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for 3 decades of experience, committed to helping you find the perfect ground for your success.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**



Area

Plot Area: **7,080m²**



Gallery

