



## For Sale, Land, Plot, Nicosia, Strovolos, Acropolis, 651m<sup>2</sup>

For Sale : **€ 1,000,000**

### Description

High-Yield Commercial Plot in Strovolos – Strategic Acquisition for High-Yield Development

Whether you are a visionary developer ready to establish a landmark commercial project or a smart investor looking to secure a high-yield asset, this exceptional building plot in one of the most exclusive streets of Nicosia offers the perfect blank canvas. Buying land in this established and highly accessible neighborhood provides the ultimate freedom to bring your architectural vision to life, surrounded by a prestigious 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 a thriving urban setting.

### 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, retail flagship, or a sophisticated mixed-use project. The zoning allows for maximum utilization of the plot's area up to a height of 24 meters, 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 commercial hub.

Property Type: Commercial Building Plot

Location: 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 (Ideal for high-rise office and retail complexes)

Infrastructure: Located on an exclusive street 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 Acropolis Park: Located within a 2-minute drive of one of the city's most iconic green spaces and recreational landmarks.

Central Bank of Cyprus: Situated just 1.5 km away, providing rapid access to the island's primary financial and business district.

The English School: Reachable within a short 4-minute drive, ensuring proximity to one of the most prestigious international educational institutions in Cyprus.

Strovolos Municipal Theatre: Positioned within a 3-minute drive, offering access to a major cultural hub and performance venue.

Nicosia City Centre: Located within a 6-minute drive, ensuring seamless connectivity to the capital's central business and shopping district.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density commercial plot in Strovolos 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.



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### Details

Property Type: **Land**

Status: **Available**

[Website](#)

### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

### Area

Plot Area: **651m<sup>2</sup>**



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## Gallery

