



For Sale, Land, Plot, Nicosia, Strovolos, 353m²

For Sale : **€ 250,000**

Description

Strategic Commercial Plot for Sale in Strovolos – High-Yield Professional Hub

Whether you are a visionary developer ready to create a landmark corporate project or a smart investor looking to secure a high-yield asset in the heart of Nicosia, this exceptional commercial plot in Strovolos offers the perfect blank canvas. Situated in a high-demand administrative and commercial district, this property provides the ultimate freedom to bring a high-end professional vision to life. This site is a strategic acquisition specifically suited for those who prioritize maximum ROI and professional prestige within the capital's primary service sector.

Strategic Development and Yield Potential

Boasting a prime position in the elite KG4 Commercial Zone, this property is primed for a high-density professional transformation. With a 120% building density and 50% coverage ratio, the zoning offers fantastic versatility for a premium office development. The structural allowance for 3 floors makes it an ideal project for a contemporary corporate building, perfectly capturing the demand for high-value office space near the district's civic center. The owner's interest in an exchange provides a unique strategic avenue for developers looking to optimize their portfolio and investment structure.

Key Features

Property Type: Commercial Building Plot

Location: Strovolos (Chryseleousa Area), Nicosia

Planning Zone: KG4 (Commercial)

Building Density: 120% (High-yield development and strategic acquisition focus)

Coverage Ratio: 50%

Structural Allowance: 3 Floors (Ideal for professional office complexes)

Special Features: Strategic location near the civic hub; Owner open to exchange proposals

Legal Status: Title deed available

Cyprus real estate investment: Premium commercial potential in a central and growing professional district

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a prestigious administrative center, this plot offers a rare balance of commercial visibility and professional convenience. You are positioned within the immediate vicinity of the district's most important government buildings and essential services, ensuring high occupancy potential for corporate tenants. Enjoy the benefits of a well-connected district with seamless access to the city center and the primary commercial arteries of the capital.

Land for sale near Strovolos Municipality: Located within a 1-minute drive of the district's primary administrative and civic center.

Strovolos Municipal Theatre: Situated just 400 meters away, offering proximity to a key cultural and civic landmark.

Tax Department: Reachable within a short 3-minute drive, placing the property in a high-traffic professional hub.

Pefkios Georgiadis Primary School: Positioned within a 2-minute drive, making the location convenient for professionals with families.

Aretaeio Hospital: Located within a 4-minute drive, providing rapid access to leading private healthcare services.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this commercial plot in Strovolos is an unparalleled strategic opportunity. Prime development land with this specific density and strategic location is a high-value 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 commercial project. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for over 32 years, 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: **353m²**



Gallery

