



For Sale, Land, Plot, Nicosia, Strovolos, 1,375m²

For Sale : **€ 1,000,000**

Description

High-Yield Mixed-Use Development Site in Strovolos – 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 two linked building plots in a prime sector of Strovolos offer the perfect blank canvas. Buying land in this established and highly accessible 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 active urban sectors.

Strategic Development and Yield Potential

Boasting a prime position with dual zoning in the desirable EB5 commercial and Ka4a residential zones, this property is primed for immediate construction. With a 120% building density across both zones, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a high-end apartment complex, professional office building, 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 residential and business space to maximize yield potential in a high-value urban hub.

Property Type: Two Linked Mixed-Use Plots

Location: Strovolos, Nicosia

Planning Zones: EB5 (Commercial) and Ka4a (Residential)

Building Density: 120% (Focus on high-yield development and strategic acquisition)

Cover Factor: 50% (Commercial) / 45% (Residential)

Infrastructure: Linked plots located in a prominent urban area with immediate access to all essential public utilities

Legal Status: Title deeds available

Cyprus real estate investment: High-value potential for dual-purpose 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 Strovolos, these plots offer 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 residential 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 European University Cyprus: Located within a 2-minute drive of a leading educational and professional hub.

Strovolos Municipal Theatre: Situated just 1.1 km away, providing rapid access to a major cultural and performance venue.

Pedieios Linear Park: Reachable within a short 3-minute drive, ensuring proximity to the city's most popular green trail and recreational space.

Strovolos Town Hall: Positioned within a 4-minute drive, offering immediate access to the district's primary administrative and civic center.

Apollonion Private Hospital: Located within a 5-minute drive, ensuring swift access to one of the capital's premier healthcare facilities.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, these linked mixed-use plots in Strovolos 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: **1,375m²**



Gallery

