



For Sale, Land, Plot, Nicosia, Strovolos, 549m²

For Sale : **€ 380,000**

Description

High-Yield Commercial Plot on Tseriou Avenue – Strategic Acquisition for Business 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 549sqm plot on the prominent Tseriou Avenue offers the perfect blank canvas. Buying land in this high-visibility, high-traffic sector provides the ultimate freedom to bring your business vision to life, surrounded by a thriving professional community that guarantees long-term value. This site is a strategic acquisition specifically suited for those who prioritize maximum ROI, professional prestige, and high-profile visibility in one of Strovolos' most active commercial arteries.

Strategic Development and Yield Potential

Boasting a well-positioned surface in the desirable Eb5 commercial zone, this property is primed for immediate construction. With a 120% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern 3-story office building, high-end retail showroom, or a mixed-use commercial complex. The zoning allows for a maximum height of 13.5 meters, providing a clear path for developers looking to capitalize on the constant traffic flow and maximize yield potential in a prime urban business hub.

Key Property Features

Property Type: Commercial Building Plot

Location: Tseriou Avenue, Strovolos, Nicosia

Plot Size: 549sqm of high-visibility land

Planning Zone: Eb5 (Commercial)

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

Coverage Ratio: 50%

Structural Allowance: 3 Floors / 13.5m Height (Ideal for office complexes and retail spaces)

Infrastructure: Prime avenue frontage with immediate access to all urban utilities

Legal Status: Title deed available

Cyprus real estate investment: High-value potential in a thriving and growing business district

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated on the vibrant Tseriou Avenue, this plot offers a rare balance of commercial accessibility and urban connectivity. You are positioned in a heavy-traffic area surrounded by established businesses, making it an area highly attractive to corporate tenants and retail investors. Enjoy the benefits of being in a well-connected district with seamless access to the Nicosia city center and the primary motorway networks connecting the capital to Limassol and Larnaca.

Land for sale near Lidl Tseriou: Located within a 2-minute drive of one of the area's primary retail anchors and daily shopping hubs.

G.S.P. Stadium: Situated just 4 km away, providing rapid access to the island's premier sports and event complex.

Strovolos Town Hall: Reachable within a short 5-minute drive, offering easy access to the district's primary administrative center.

Nicosia General Hospital: Positioned within a 6-minute drive, ensuring proximity to the capital's largest healthcare facility and regional medical hub.

Mall of Cyprus and IKEA: Located within a 7-minute drive, providing effortless access to the region's premier retail, dining, and commercial destination.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density commercial plot on Tseriou Avenue is an unparalleled opportunity. Prime development land with this specific density and high-traffic visibility 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 commercial 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**

Height: **14**

Area

Plot Area: **549m²**



Gallery

