



For Sale, Land, Plot, Nicosia, Strovolos, 209m²

For Sale : € 200,000

Description

The Foundation of Your Future

Whether you are a family ready to build your custom forever home or a smart investor looking to secure a high-quality asset, this 209m² residential plot in the heart of Strovolos offers the perfect blank canvas. Buying land in this established and highly convenient area provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This site is specifically suited for those who prioritize a central lifestyle and the creation of a bespoke residence in a prime location.

Strategic Development Opportunities

Boasting a well-positioned surface in a popular residential sector, this plot is primed for immediate construction. With a building density of 100% and a 50% coverage ratio, this is a high-value opportunity for a compact yet spacious multi-level home. The zoning allows for a modern residence up to 13.5 meters in height across three floors, ensuring maximum utilization of the space for a solid long-term investment. Located in a vibrant part of Strovolos, the transition from blueprint to reality is incredibly smooth for those looking for plots of land for sale in Nicosia.

Key Features

Property Type: Residential Plot

Location: Strovolos, Nicosia

Plot Size: 209m² of prime, developable land

Planning Zone: Ka5 (Residential)

Building Density: 100% (High-yield potential for a multi-level residence)

Coverage Ratio: 50%

Structural Allowance: 3 Floors / 13.5m Height

Infrastructure: Registered road access with immediate proximity to all urban utilities

Cyprus real estate investment: High-value potential in a central and accessible residential 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, central neighborhood in Strovolos, this plot offers a rare balance of urban convenience and residential comfort. You are just a short drive from the capital's primary commercial, retail, and healthcare hubs, making it an area highly attractive to families and professionals alike. Enjoy proximity to local parks, swift access to the city center, and the benefits of being in a well-connected district with top-tier schools and services.

Land for sale near Aretaeio Hospital: Located within a 3-minute drive of one of the capital's leading private healthcare providers.

Strovolos Municipal Hall: Situated just 1.2 km away, providing rapid access to the district's primary administrative center.

Falcon School: Reachable within a short 4-minute drive, offering proximity to one of the most prestigious international schools in Nicosia.

Mall of Cyprus and IKEA: Positioned within a 6-minute drive, ensuring easy access to the region's premier retail destination.

English School: Located within a 5-minute drive, providing immediate access to one of the island's top-tier educational institutions.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this plot for sale in Strovolos is an unparalleled opportunity. Prime development land with this high density in such a central location is highly coveted and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a site visit and discuss the possibilities for your new family home.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**



Area

Plot Area: **209m²**



Gallery

