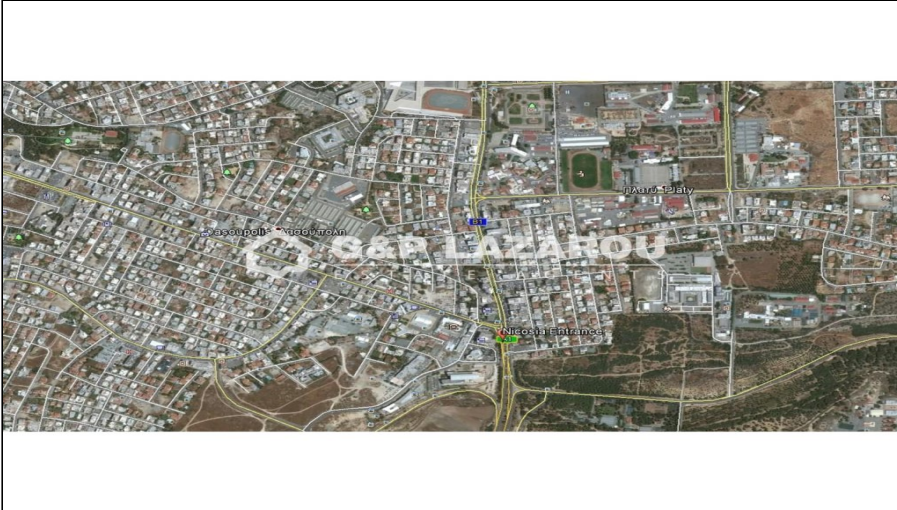




For Sale, Land, Plot, Nicosia, Strovolos, 3,538m²

For Sale : **€ 8,000,000**

Description

High-Yield Mixed-Use Development Site in Strovolos – Strategic Acquisition for High-Value Living

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 prime building plot in the heart of Strovolos offers the perfect blank canvas. Buying land in this established and high-visibility urban sector provides the ultimate freedom to bring a high-profile architectural vision to life, benefited by a strategic location that guarantees long-term value. This site is a high-value development opportunity specifically suited for those who prioritize maximum ROI and high-density construction in one of the capital's most active commercial and residential hubs.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Ka4 commercial and residential planning zone, this property is primed for immediate construction. With a high building density of 160% 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 apartment complex. 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 business and residential space to maximize yield potential in a high-value urban hub.

Property Type: Mixed-Use Building Plot

Location: Strovolos, Nicosia

Planning Zone: Ka4 (Commercial/Residential)

Building Density: 160% (Focus on high-yield development and strategic acquisition)

Cover Factor: 50%

Infrastructure: Prime location with immediate access to all essential public utilities and major traffic arteries

Legal Status: Title deed available

Cyprus real estate investment: High-value potential for mixed-use 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, 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 Aretaeio Hospital: Located within a 2-minute drive of one of the capital's leading private healthcare facilities.

Falcon School Cyprus: Situated just 1.1 km away, providing rapid access to a prestigious international educational institution.

Acropolis Park: Reachable within a short 3-minute drive, ensuring proximity to a primary urban green space and recreational landmark.

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

Athalassas Avenue: Located within a 2-minute drive, ensuring swift connectivity to one of Nicosia's most vital commercial and transit corridors.

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

Details

Property Type: **Land**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Area

Plot Area: **3,538m²**



Gallery

