

For Sale, Land, Plot, Nicosia, Strovolos, Archangelos, 586m²

For Sale : **€ 240,000**

Description
High-Yield Residential Plot for Sale in Archangelos – Strategic Development Opportunity

Whether you are a visionary developer ready to create a landmark residential project or a smart investor looking to develop a profitable residential building, this exceptional corner plot in Archangelos offers the perfect blank canvas. Buying land in this highly sought-after and peaceful area provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This site is a strategic acquisition specifically suited for those who prioritize high-yield potential and versatile design options in a premier suburban setting.

Versatile Development Opportunities
Boasting a well-positioned corner surface in the desirable Ka6 zone, this property is primed for immediate construction. With a 90% building density and a 50% coverage ratio, the zoning offers fantastic versatility: it is perfectly sized for a modern, two-story apartment building of up to six units or a spacious, multi-level family house with a garden. The plot is ideally suited for those looking for plots of land for sale in Archangelos that balance quiet residential living with strong yield potential, making the transition from blueprint to reality incredibly smooth with a title deed available.

Key Features

Property Type: Corner Residential Plot
Location: Archangelos, Nicosia
Planning Zone: Ka6 (Residential)
Building Density: 90% (Perfectly sized for a small apartment development or a spacious family house)
Coverage Ratio: 50%
Structural Allowance: 2 Floors / 10m Height (Suitable for a building of 6 apartments)
Orientation: Corner position offering enhanced architectural flexibility and natural light
Legal Status: Title deed available
Cyprus real estate investment: High-value potential in a prestigious and growing 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, quiet neighborhood in Archangelos, this plot offers a rare balance of peaceful living and extreme convenience. You are just a short drive from major retail, educational, and healthcare landmarks, making it an area highly attractive to both families and quality tenants. Enjoy proximity to local parks, the scenic Manglis Lake area, and the benefits of an established community with top-tier amenities.

Land for sale near Apollonion Private Hospital: Located within a 4-minute drive of one of the capital's leading private healthcare facilities.
Nicosia Mall: Situated just a 6-minute drive away, providing rapid access to the district’s premier shopping and entertainment destination.
University of Nicosia: Reachable within a short 7-minute drive, offering proximity to the island’s largest private educational institution.
Makario Stadium: Positioned within a 5-minute drive, ensuring easy access to a major sports and community hub.
Pediaios Linear Park: Located within a 6-minute drive, providing immediate access to Nicosia’s most popular green walking and cycling trail.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this corner plot for sale in Archangelos is an unparalleled opportunity. Prime development land with this specific density and corner advantage is highly coveted and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next high-yield residential project.

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **586m²**

Gallery

