

For Sale, Land, Plot, Nicosia, Strovolos, Archangelos, 569m²

For Sale : **€ 500,000**

Description
Small Development and High-Value Living
This residential asset in the prestigious Archangelos area of Strovolos represents a premier opportunity for versatile development in one of Nicosia's most desirable and established residential zones. Falling within the planning zone with a 90% building density and a 50% coverage factor, the property perfectly balances the potential for a high-yield small development project or a premium private residence with significant outdoor space. In March 2026, the local real estate market has been fundamentally revitalized by the landmark January 1st tax reform, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution on rental income, drastically improving the net position for strategic investors. Furthermore, the 2026 market is bolstered by the latest energy-efficiency grants for new primary residences launched on March 2, 2026, offering significant financial incentives for owners incorporating sustainable smart-technologies. The plot's generous size of 569 m² within a high-status zone ensures a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.
Description Residential plot for sale in the Archangelos area of Strovolos, Nicosia. This property offers a clear canvas for high-value development, benefiting from its location in an elite and quiet neighborhood. The plot allows for a density coefficient of 90% and a coverage coefficient of 50%, providing ample flexibility for contemporary architectural designs. This residential land benefits from being part of an upscale community, combining a peaceful living environment with reliable connectivity to the capital's essential services and the private education sector. The 90% building factor is a strategic advantage for those seeking to maximize yield through high-value living units or a spacious custom home, capitalizing on the surging demand for premium urban properties in 2026.
Building Data
Building Density 90%
Cover Factor 50%
Plot Size 569 m²
District Nicosia
Municipality Strovolos
Area Archangelos
Proximity Landmarks
The upscale residential neighborhood of Archangelos is the immediate setting, providing a safe and high-status environment for families and investors.
The Apoel Training Center and the surrounding athletic facilities are located within a short distance, enhancing the lifestyle appeal of the area.
The Manglis Lake and the linear park are nearby, providing excellent outdoor and recreational spaces for the local community.
The Nicosia Mall and the Anthoupoli commercial zone are accessible within a few minutes, offering comprehensive retail and dining options.
Leading private schools and the University of Nicosia are situated within a short drive, making the location ideal for academic professionals and families.
The Nicosia-Anthoupoli motorway is easily accessible, providing rapid connectivity to the capital's center and the mountain regions.
Strategic Location and Urban Connectivity
The value of this property is rooted in its positioning as a "High-Value Suburban Hub," acting as a bridge between the professional pulse of the capital and the serene character of the Archangelos area, offering reliable access via the 2026 road networks.
Plots of land for sale in Strovolos Nicosia: An exceptional opportunity to acquire a residential plot with 90% density in the prime Archangelos area.
Cyprus real estate investment: A high-potential asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Defence Contribution on rental income.
Tax Reform 2026: The January 1st reforms have simplified the financial landscape for residential buyers, making high-yield developments in Strovolos more accessible.
Small Development Potential: The 90% density is a primary choice for investors targeting a balance between building volume and high-quality residential living.
Capital Gains Tax Relief: The 2026 reforms have increased lifetime exemptions for the disposal of a primary residence to 150,000 euro, providing significant tax savings.
Investment Security: Acquisition in the Archangelos area ensures consistent property values and a high-quality, established neighborhood standard.
Digital Infrastructure: The area is fully integrated into the 2026 high-speed fiber corridors, supporting advanced smart-home systems and remote professional requirements.
If you are looking for G&P Lazarou trusted properties that offer the perfect balance of serene living and strategic development potential, this Archangelos plot is an unparalleled opportunity. Residential land with 90% density in such a well-connected and

prestigious location is a strategic acquisition for the 2026 market.
Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this residential site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **569m²**

Gallery

