



For Sale, Land, Plot, Nicosia, Strovolos, Acropolis, 688m²

For Sale : € 700,000

Description

High-Yield Residential Plot in Strovolos – Strategic Acquisition for High-Yield Development

Whether you are a visionary developer ready to establish a landmark residential project or a smart investor looking to secure a high-yield asset, this exceptional building plot in a central area of Strovolos offers the perfect blank canvas. Buying land in this established and highly accessible neighborhood 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 maximum ROI and strategic development in one of Nicosia's most sought-after urban sectors.

Strategic Development and Yield Potential

Boasting a well-positioned surface in the desirable Ka4 residential zone, this property is primed for immediate construction once the existing structure is removed. 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 apartment complex. The zoning allows for significant utilization of the plot's area, providing a clear path for developers looking to capitalize on the high demand for contemporary urban housing and maximize yield potential in a high-value residential hub.

Key Property Features

Property Type: Residential Building Plot

Location: Strovolos, Nicosia

Planning Zone: Ka4 (Residential)

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

Coverage Ratio: 50%

Structural Allowance: High-density development potential for apartment complexes

Infrastructure: Established plot including an old structure of no economic value

Legal Status: Title deed available

Cyprus real estate investment: High-value potential in a central 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 pocket of Strovolos, this plot offers a rare balance of residential appeal and extreme convenience. You are just a short drive from the capital's primary commercial, educational, and healthcare hubs, making it an area highly attractive to both families and quality tenants. Enjoy proximity to major retail landmarks, 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 Strovolos Town Hall: Located within a 2-minute drive of the district's primary administrative and civic center.

Acropolis Park: Situated just 1.5 km away, providing rapid access to one of the city's most iconic green spaces and recreational landmarks.

Agios Demetrios Park: Reachable within a short 3-minute drive, ensuring proximity to the largest park in Strovolos.

Strovolos Municipal Theatre: Positioned within a 3-minute drive, providing access to a major cultural hub and performance venue.

Aretaeio Hospital: Located within a 5-minute drive, ensuring proximity to one of the capital's leading private medical facilities.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential plot in Strovolos is an unparalleled opportunity. Prime development land with this specific density 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 residential 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: **Residential**

Area

Plot Area: **688m²**



Gallery

