



For Sale, Land, Plot, Nicosia, Strovolos, 1,152m²

For Sale : **€ 1,000,000**

Description

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

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 exceptional large building plot in a prime and highly sought-after 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 professional community that guarantees long-term value. This site is a strategic acquisition specifically suited for those who prioritize maximum ROI and high-density development in a thriving urban setting.

Strategic Development and Yield Potential

Boasting a prime position within the desirable EB5 commercial planning zone, this property is primed for immediate construction. With a 120% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically high-rise office space, a major retail complex, or a sophisticated mixed-use project. 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 space and maximize yield potential in a high-value commercial hub.

Property Type: Commercial / Mixed-Use Building Plot

Location: Strovolos, Nicosia

Planning Zone: EB5 (Commercial)

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

Cover Factor: 50%

Infrastructure: Large plot located in a prominent urban area with immediate access to all essential public utilities

Legal Status: Title deed available

Cyprus real estate investment: High-value potential in a central and growing commercial 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 The English School: Located within a 3-minute drive of one of the most prestigious international educational institutions in Cyprus.

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

Aretaeio Hospital: Reachable within a short 4-minute drive, ensuring proximity to one of the capital's leading private medical facilities.

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

Pedieios Linear Park: Located within a 5-minute drive, offering access to the city's most popular green trail and recreational space.

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: **1,152m²**



Gallery

