



For Sale, Land, Plot, Nicosia, Strovolos, 522m²

For Sale : € 215,000

Description

The Foundation of Your Future

Whether you are a family ready to build your custom forever home or a smart investor looking to secure a high-quality asset, this exceptional residential plot in Strovolos offers the perfect blank canvas. Buying land in this prestigious neighborhood, characterized by luxurious two-story houses and a distinct absence of apartment buildings, provides the ultimate freedom to bring your architectural vision to life. This site is specifically suited for those who prioritize privacy, space, and building a custom home within a community that guarantees long-term value.

The Perfect Density for a Private Family House

Boasting a well-positioned surface in a premier residential sector, this property is primed for immediate construction. With an 80% building density and a 45% coverage ratio, this is the perfect density for a beautiful, private single-family house. The zoning allows for a spacious, multi-level residence up to 10 meters in height, ensuring a high-value living environment and a solid long-term investment. All essential infrastructure is available in this quiet area and a title deed is ready, making the transition from blueprint to reality incredibly smooth for those seeking plots of land for sale in Strovolos.

Key Property Features

Property Type: Residential Plot

Location: Strovolos, Nicosia

Planning Zone: Ka7 (Residential)

Building Density: 80% (The perfect density for a beautiful, private single-family house)

Coverage Ratio: 45%

Structural Allowance: 2 Floors / 10m Height

Infrastructure: Located in an area of luxurious villas with easy access to the highway

Legal Status: Title deed available

Cyprus real estate investment: High-value potential in a tranquil, elite 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 Strovolos, this plot offers a rare balance of peaceful living and extreme convenience. You are just a short drive from the capital's primary commercial and healthcare hubs, making it an area highly attractive to families. Enjoy proximity to local parks, swift access to the motorway, and close proximity to the capital's top schools, bakeries, and shopping centers.

Land for sale near French Ambassador Residence: Located within a 2-minute drive of one of the most prestigious residential landmarks in the district.

Aretaeio Hospital: Situated just 1.5 km away, providing rapid access to leading private healthcare services.

Mall of Cyprus and IKEA: Reachable within a short 5-minute drive, ensuring easy access to the region's premier retail destination.

General Hospital of Nicosia: Positioned within a 6-minute drive, offering proximity to the island's primary medical center.

Athalassa National Forest Park: Located within a 4-minute drive, providing immediate access to Nicosia's largest green recreational area.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this plot for sale in Strovolos is an unparalleled opportunity. Prime development land with this specific density in a luxurious, apartment-free zone is highly coveted and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a site visit and discuss the possibilities for your new family home.

Details

Property Type: **Land**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **522m²**



Gallery

