



For Sale, Land, Plot, Nicosia, Strovolos, 648m²

For Sale : **€ 230,000**

Description

Elite Residential Plot for Sale in Strovolos – A Premier Opportunity for Custom Living

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 under division in Strovolos offers the perfect blank canvas. Buying land in this established and highly accessible area provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This site is specifically suited for those who prioritize privacy, space, and building a custom home within one of the most desirable residential sectors of the capital.

The Perfect Density for a Private Family House

Boasting a well-positioned surface in a premier residential pocket, this property is primed for immediate construction. With an 80% building density and 45% coverage ratio, this is the perfect density for a beautiful, private single-family house. The zoning allows for a spacious, multi-level residence across two floors, ensuring a high-value living environment and a solid long-term investment. Located in a quiet area of Strovolos, the transition from blueprint to reality is incredibly smooth for those seeking plots of land for sale in Nicosia.

Key Property Features

Property Type: Residential Plot (Under Division)

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 a prime residential pocket with all utility services being established

Cyprus real estate investment: High-value potential in a tranquil and sought-after 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 centers and top-tier healthcare facilities, making it an area highly attractive to families. Enjoy proximity to local parks, swift access to the motorway, and the benefits of being in a well-connected district with every modern necessity nearby.

Land for sale near Aretaeio Hospital: Located within a 4-minute drive of one of the capital's leading private healthcare providers.

Falcon School: Situated just a 4-minute drive away, providing proximity to one of the most prestigious international schools in Nicosia.

Strovolos Municipal Hall: Reachable within a short 5-minute drive, ensuring easy access to the district's primary administrative center.

Mall of Cyprus and IKEA: Positioned within a 6-minute drive, ensuring effortless access to the region's premier retail destination.

Athalassa National Forest Park: Located within a 5-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 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. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for over 32 years, offering unmatched expertise and a commitment to excellence.

Details

Property Type: **Land**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **648m²**



Gallery

