



For Sale, Land, Plot, Nicosia, Strovolos, 558m²

For Sale : € 220,000

Description

High-Yield Residential Plot for Sale in Strovolos – Strategic Investment Opportunity

Whether you are a family ready to build your custom forever home or a smart investor looking to develop a profitable residential project, this exceptional plot near Athinon Street 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 is a rare chance to secure premium Cyprus real estate in a central neighborhood designed for quality living and strategic growth.

Versatile Development Opportunities

Boasting a well-positioned surface in the desirable Ka6 zone, this property is primed for immediate construction. With a 90% building density and a 50% coverage ratio, the zoning offers fantastic versatility: it is perfectly sized for a spacious, multi-level family house with a garden, or a small development of residential units for high-yield returns. The plot is ideally suited for those looking for plots of land for sale in Strovolos that balance suburban comfort with strong development potential, making the transition from blueprint to reality incredibly smooth with a structural allowance for 2 floors and 10 meters in height.

Key Features

Property Type: Residential Plot
Location: Strovolos (Near Athinon Street), Nicosia
Planning Zone: Ka6 (Residential)
Building Density: 90% (Perfectly sized for a spacious family house or a small apartment block)
Coverage Ratio: 50%
Structural Allowance: 2 Floors / 10m Height
Legal Status: Title deed available
Infrastructure: Central location with immediate access to all urban utilities
Cyprus real estate investment: High-value potential in a central and accessible 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 neighborhood in Strovolos, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from the capital's primary commercial, retail, and healthcare hubs, making it an area highly attractive to families and professionals alike. Enjoy proximity to local parks, swift access to the city center, and the benefits of being in a well-connected district with top-tier schools and services.

Land for sale near Stavrou Avenue: Located within a 2-minute drive of one of Nicosia's most popular commercial streets, filled with shops, cafes, and services.

Aretaeio Hospital: Situated just 1 km away, providing rapid access to leading private healthcare services.

Falcon School: Reachable within a short 3-minute drive, offering proximity to one of the most prestigious international schools in Nicosia.

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

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 such a central location is highly coveted and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a site visit and discuss the possibilities for your next Cyprus real estate investment.

Details

Property Type: **Land**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **558m²**



Gallery

