



For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 586m²

For Sale : **€ 450,000**

Description

High-Yield Residential Plot in Chryseleousa – 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 building plot on the hill opposite the ex-International State Fair offers the perfect blank canvas. Buying land in this established and highly sought-after neighborhood provides the ultimate freedom to bring your architectural vision to life, surrounded by a community of luxurious villas that guarantees long-term value. This site is a high-value residential opportunity specifically suited for those who prioritize unobstructed views, prestigious surroundings, and modern living in one of Nicosia's most active urban sectors.

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 private 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 luxury 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 Property Features

Property Type: Residential Building Plot

Location: Chryseleousa (Opposite ex-International State Fair), Strovolos, Nicosia

Planning Zone: Ka6 (Residential)

Building Density: 90% (Balance between small development and high-value living)

Coverage Ratio: 50%

Structural Allowance: 2 Floors / 10m Height (Ideal for a luxury villa or boutique development)

Infrastructure: Prestigious hilltop location with unobstructed views and access to all urban utilities

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 the premium Chryseleousa area, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major educational, healthcare, and retail landmarks, making it an area highly attractive to both families and quality tenants. Enjoy proximity to major private universities, sports facilities, and the benefits of being in a well-connected district with seamless access to the city center and the primary motorway network.

Land for sale near Mall of Engomi: Located within a 3-minute drive of one of the capital's primary retail and dining destinations.

University of Nicosia: Situated just 1.5 km away, providing rapid access to the largest university in Cyprus.

Apollonion Private Hospital: Reachable within a short 4-minute drive, ensuring proximity to leading healthcare services.

Makario Stadium: Positioned within a 3-minute drive, providing immediate access to a major sports and event hub.

Pascal English School: Located within a 6-minute drive, offering access to top-tier private education.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this residential plot for sale in Strovolos is an unparalleled opportunity. Prime development land with this specific density in such a prestigious hilltop location is highly coveted and 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: **586m²**



Gallery

