

For Sale, Land, Plot, Nicosia, Strovolos, 511m²

For Sale : **€ 340,000**

Description
High-Yield Commercial Plot in Strovolos – Strategic Acquisition for Business 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 building plot in a prime Strovolos area offers the perfect blank canvas. Buying land in this established and high-traffic commercial sector provides the ultimate freedom to bring your business 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-profile visibility in Nicosia's commercial heart.

Strategic Development and Yield Potential
Boasting a well-positioned surface in the desirable Eb5 commercial 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 a modern 3-story commercial building, office complex, or a high-end showroom. The zoning allows for a maximum height of 13.5 meters, providing a clear path for developers looking to capitalize on the high demand for contemporary business spaces and maximize yield potential in a high-value commercial hub.

Key Features

Property Type: Commercial Building Plot
Location: Strovolos, Nicosia
Planning Zone: Eb5 (Commercial)
Building Density: 120% (Focus on high-yield development and strategic acquisition)
Coverage Ratio: 50%
Structural Allowance: 3 Floors / 13.5m Height (Ideal for office complexes and showrooms)
Infrastructure: Located in a well-established area with immediate access to all urban 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 commercial pocket of Strovolos, this plot offers a rare balance of accessibility and professional prestige. You are just a short drive from major administrative, healthcare, and retail landmarks, making it an area highly attractive to established businesses and investors. Enjoy 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 Aretaeio Hospital: Located within a 4-minute drive of one of the capital's leading private healthcare providers.
Strovolos Town Hall: Situated just 1.5 km away, providing easy access to the district's primary administrative and civic center.
English School: Reachable within a short 5-minute drive, offering proximity to one of the most prestigious educational institutions in Nicosia.
Falcon School: Positioned within a 5-minute drive, providing access to top-tier international education.
Mall of Cyprus and IKEA: Located within a 7-minute drive, ensuring effortless access to the region's premier retail and dining destination.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density commercial plot in Strovolos is an unparalleled opportunity. Prime development land with this specific density 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 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: **Commercial**

Area

Plot Area: **511m²**

Gallery

