



For Sale, Land, Field, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 231,920m²

For Sale : **€ 6,300,000**

Description

The property is a shared (5.79%) of field/estate, part of a large mixed-use land in Strovolos. The field has a total land area of 231,920sqm and Gordian's share corresponds approximately to 13,416,97 sqm.

It is located at a prime location at the entrance of Nicosia, next to the Olympic House and Park Headquarters. It is situated just a few meters away from the Electricity Authority Headquarters and 150m from Hellenic Bank's Headquarters.

It has frontage of about 390m on three public roads/avenues. Provides great proximity to Nicosia centre and the highway connecting Nicosia to Larnaca/Limassol. Stavrou and Athalassas Avenues are just 5 mins away, offering access to all amenities and services.

There is a building permit (subdivision/road construction permit) for the division of the estate into 15 plots. Upon the completion of the division, Gordian will own plot no. 1 with a land area of approximately 12,820 sqm. The property can benefit from the special incentives for developments allowed by Nicosia local plan.

There is a distribution agreement in place between the co-owners. This is a unique opportunity for both residential and mixed-use development.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Field**

Town Planning Zone: **Residential**

Area

Plot Area: **231,920m²**



Gallery

