

For Sale, Land, Plot, Nicosia, Strovolos, Agios Vasileios, 580m²

For Sale : **€ 270,000**

Description
High-Yield Residential Plot for Sale in Strovolos – Strategic Development 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 in a prime Strovolos neighborhood 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 a high-value residential opportunity specifically suited for those who prioritize central connectivity and modern living in one of Nicosia's most sought-after districts.

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 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 Property Features

Property Type: Residential Plot
Location: 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
Legal Status: Title deed available
Infrastructure: Located in a well-established area with easy access to all main utilities
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 a premium neighborhood in Strovolos, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major retail, educational, and healthcare landmarks, making it an area highly attractive to both families and quality tenants. Enjoy proximity to local parks, top-tier schools, and the benefits of being in a well-connected district with seamless access to the city center and the motorway.

Land for sale near Mall of Cyprus: Located within a 6-minute drive of the island's premier shopping, dining, and entertainment destination.
Falcon School: Situated just 1.8 km away, providing proximity to one of the most prestigious international schools in Nicosia.
Aretaeio Hospital: Reachable within a short 4-minute drive, ensuring rapid access to leading private healthcare services.
Strovolos Municipal Hall: Positioned within a 5-minute drive, providing easy access to the district's primary administrative and civic center.
Athalassa National Forest Park: Located within a 7-minute drive, offering immediate access to the largest green lung and nature trail network in the capital.

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 central 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 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**

Area

Plot Area: **580m²**

Gallery



Χαρακτηριστικά Τεμαχίου

Εκτύπωση

Πληροφορίες Τεμαχίου

ΕΠΑΡΧΙΑ	ΛΕΥΚΩΣΙΑ	ΔΗΜΟΣ/ΚΟΙΝΟΤΗΤΑ	ΔΗΜΟΣ ΣΤΡΟΒΟΛΟΥ	ΕΝΟΡΙΑ	ΑΓΙΟΣ ΒΑΣΙΛΕΙΟΣ
ΤΜΗΜΑ/ΑΡΙΘΜΟΣ ΕΓΓΡΑΦΗΣ	8/2587	ΤΜΗΜΑ	08	ΑΡΙΘΜΟΣ ΤΕΜΑΧΙΟΥ	2481
ΦΥΛΛΟ/ΣΧΕΔΙΟ	30/06W2	ΕΜΒΑΔΟ ΤΕΜΑΧΙΟΥ (σε τ.μ)	580	ΕΙΔΟΣ ΑΚΙΝΗΤΟΥ	ΟΙΚΟΠΕΔΟ

Χαρακτηριστικά Τεμαχίου

ΕΙΔΟΣ ΠΡΟΣΒΑΣΗΣ	ΕΓΓΕΓΡΑΜΜΕΝΟΣ ΔΡΟΜΟΣ	ΣΧΕΣΗ ΜΕ ΔΡΟΜΟ	ΑΠΟ ΜΙΑ ΠΛΕΥΡΑ (ΠΡΟΣΟΨΗ)	ΣΧΕΣΗ ΜΕ ΕΠΙΠΕΔΟ ΔΡΟΜΟΥ	ΣΤΟ ΙΔΙΟ ΕΠΙΠΕΔΟ
ΣΧΗΜΑ	ΚΑΝΟΝΙΚΟ	ΘΕΑ	ΚΑΝΟΝΙΚΗ	ΠΕΡΙΒΑΛΛΟΝ	ΚΑΝΟΝΙΚΟ
ΕΜΠΟΔΙΑ	ΚΑΝΕΝΑ	ΟΧΛΗΡΙΕΣ	ΚΑΜΙΑ		



ΕΠΑΡΧΙΑ	ΛΕΥΚΩΣΙΑ	ΕΜΒΑΔΟ ΤΕΜΑΧΙΟΥ (σε τ.μ)	580
ΔΗΜΟΣ/ΚΟΙΝΟΤΗΤΑ	ΔΗΜΟΣ ΣΤΡΟΒΟΛΟΥ	ΠΕΡΙΜΕΤΡΟΣ ΤΕΜΑΧΙΟΥ	
ΕΝΟΡΙΑ	ΑΓΙΟΣ ΒΑΣΙΛΕΙΟΣ	Αξία Γενικής Εκτίμησης 1.1.2021	€261,000.00
ΤΜΗΜΑ/ΑΡΙΘΜΟΣ ΕΓΓΡΑΦΗΣ	8/2587	Αξία Γενικής Εκτίμησης 1.1.2018	€261,000.00
ΤΜΗΜΑ	08	ΑΡΙΘΜΟΣ ΤΕΜΑΧΙΟΥ	2481
ΦΥΛΛΟ/ΣΧΕΔΙΟ	30/06W2	ΚΛΙΜΑΚΑ	1:2500
ΤΟΠΟΘΕΣΙΑ	ΚΟΝΤΑ ΣΤΗΝ ΟΔΟ ΑΡΙΣΤΟΦΑΝΟΥΣ		

