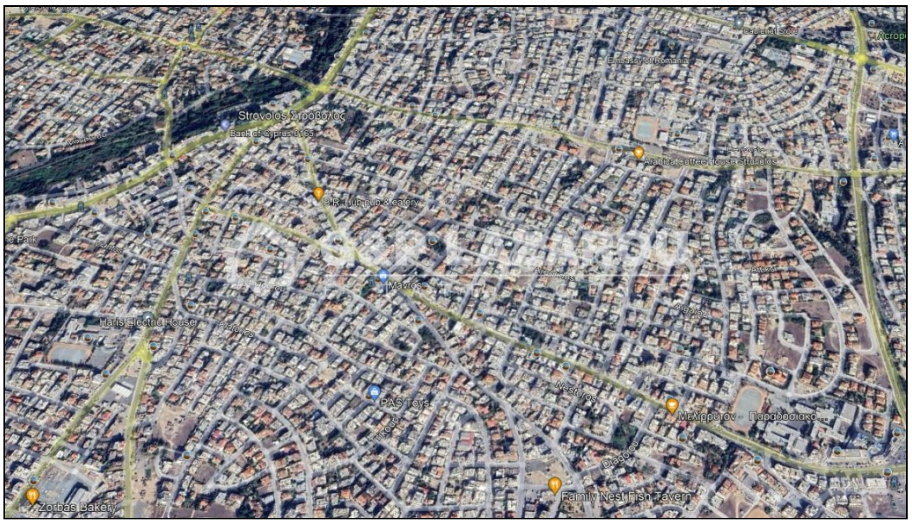


For Sale, Land, Plot, Nicosia, Strovolos, Agios Vasileios, 539m²

For Sale : **€ 600,000**

Description
High-Yield Commercial Plot in Strovolos – Strategic Acquisition for High-Value 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 lively and popular location in Strovolos offers the perfect blank canvas. Buying land in this established and highly accessible neighborhood provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This site is a strategic acquisition specifically suited for those who prioritize maximum ROI and strategic development in one of Nicosia's most active commercial sectors.

Strategic Development and Yield Potential

Boasting a well-positioned regular shape and level surface in the desirable Eb4 commercial planning zone, this property is primed for immediate construction. With a 140% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern 4-story office building, a retail complex, or a sophisticated mixed-use project. The zoning allows for maximum utilization of the plot's area, providing a clear path for developers looking to capitalize on the high demand for premium business space and maximize yield potential in a high-value commercial hub.

Key Property Features

Property Type: Commercial Building Plot
Location: Strovolos, Nicosia
Planning Zone: Eb4 (Commercial)
Building Density: 140% (Focus on high-yield development and strategic acquisition)
Coverage Ratio: 50%
Structural Allowance: 4 Floors / 17m Height (Ideal for commercial and mixed-use projects)
Infrastructure: Regular shape and level surface with immediate access to all essential public 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 pocket of Strovolos, this plot offers a rare balance of high visibility and extreme convenience. You are just a short drive from major administrative, healthcare, and retail landmarks, making it an area highly attractive to both businesses and quality tenants. Enjoy proximity to major commercial avenues, swift access to the city center, and the benefits of being in a well-connected district with every modern necessity nearby.

Land for sale near K-Cineplex Strovolos: Located within a 2-minute drive of one of the capital's primary entertainment and cinema hubs.
Strovolos Town Hall: Situated just 1 km away, providing rapid access to the district's primary administrative and civic center.
Apollonion Private Hospital: Reachable within a short 4-minute drive, ensuring proximity to leading healthcare services.
European University Cyprus: Positioned within a 5-minute drive, providing easy access to a major educational and professional hub.
Pedieios Linear Park: Located within a 3-minute drive, offering access to the city's most popular green trail and recreational space.

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 development 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: **539m²**