



For Sale, Land, Plot, Nicosia, Strovolos, 549m²

For Sale : € 111,000

Description

Strategic Acquisition: High-Yield Commercial Development Plot in Strovolos

This exceptional commercial asset, representing a 1/3 undivided share of a plot corresponding to approximately 183 sqm, is situated on the highly prestigious Athalassas Avenue. Falling within the Eβ3 planning zone with a powerful building density of 160% and a coverage factor of 50%, this property is perfectly calibrated for developers and investors focused on Strategic Acquisition and High-Yield Development. Its prime location on one of Nicosia's most active commercial arteries and its high-density parameters make it an ideal high-density investment specifically suited for a multi-unit commercial or mixed-use building for those targeting a high-performance Cyprus real estate investment.

The plot's technical specifications, including its rectangular shape, level surface, and significant 21-meter frontage on Athalassas Avenue, allow for a landmark architectural project that maximizes vertical space and high-visibility urban functionality. As an ideal high-density investment specifically suited for a multi-unit professional building, this property offers the authoritative foundation and exposure required for top-tier retail or office development. Choosing G&P Lazarou trusted properties ensures you are acquiring a site with significant ROI potential in a location where urban commercial growth meets premium accessibility.

Key Features

Property Type: 1/3 Undivided Share of Commercial Plot (Approx. 183 sqm share)
Location: Athalassas Avenue, Chryseleousa, Strovolos
Planning Zone: Eβ3 (Commercial)
Building Density: 160% (Ideal high-density investment specifically suited for a multi-unit building)
Coverage Ratio: 50%
Frontage: Approximately 21 meters on Athalassas Avenue
Infrastructure: Registered public road access with immediate utility connectivity
Legal Status: Note regarding buildings not shown on registration (1/ΕΣ/2940/1998)

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a central and popular sector of Strovolos, this plot offers a rare balance of high-traffic exposure and extreme convenience. You are positioned in a business hub highly attractive to both corporate tenants and retail brands. Enjoy the benefits of a location surrounded by a plethora of amenities, schools, and services, ensuring consistent demand and long-term capital appreciation for any sophisticated development project.

Land for sale near The English School: Located just 320 meters from one of the island's most prestigious educational landmarks.
Strovolos Municipal Hall: Situated within a 3-minute drive, providing proximity to the district's primary administrative center.
Aretaeio Hospital: Reachable within a short 4-minute drive, offering access to leading private healthcare services.
Acropolis Park: Positioned within a 3-minute drive, providing a major green landmark and community point of reference.
Nicosia City Center: Located just 5 minutes away, ensuring effortless connectivity to the capital's central business and administrative core.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this plot for sale on Athalassas Avenue is an unparalleled opportunity. Prime development land with this specific density in a high-exposure area is highly coveted and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a site visit and discuss the possibilities for your next high-yield commercial development project.

Details

Property Type: **Land**

Status: **Withdrawn**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Height: **24**

Area

Plot Area: **549m²**



Gallery

