



For Sale, Land, Plot, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 9,200m²

For Sale : **€ 3,300,000**

Description

High-Yield Residential Development Site in Strovolos – Strategic Acquisition for High-Value Living

Whether you are a visionary developer ready to establish a landmark residential project or a smart investor looking to secure a high-yield asset, this expansive 9,200 m² land in the prestigious Apostolos Varnavas and Agios Makarios district of Strovolos offers the perfect blank canvas. Buying land in this high-demand and elevated urban sector provides the ultimate freedom to bring a large-scale architectural vision to life, benefited by an existing division license for 10 large plots that guarantees long-term value. This site is a strategic acquisition specifically suited for those who prioritize maximum ROI and high-density residential development in one of Nicosia's most sought-after neighborhoods.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Ka5 planning zone, this property is primed for immediate construction. With a 100% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern complex of luxury villas, a series of upscale apartment blocks, or a high-end gated community. The zoning allows for 3 floors up to a height of 13.5 meters, providing a clear path for developers looking to capitalize on the high demand for premium residential space to maximize yield potential. The fact that the property is not subject to VAT further enhances its status as a high-value investment in a central hub.

Property Type: Residential Development Land

Location: Ap. Varnavas & Ag. Makar., Strovolos, Nicosia

Total Area: 9,200 m²

Planning Zone: Ka5 (Residential)

Building Density: 100% (Focus on high-yield development and strategic acquisition)

Cover Factor: 50%

Structural Allowance: 3 Floors / 13.5m Height

Development Status: Division license approved for 10 large plots

Infrastructure: Elevated site with city views, registered road access, and full utility connectivity (water and electricity)

Legal Status: Title deed available; Not subject to VAT

Cyprus real estate investment: High-value potential for a landmark residential project in a central 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, elevated pocket of Strovolos, this land offers a rare balance of residential prestige and extreme convenience. You are just a short drive from major administrative, healthcare, and retail landmarks, making it an area highly attractive to both families 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.

Plots of land for sale in Strovolos: Located in a prime residential area known for its high growth and quality of life.

Land for sale near French School of Cyprus: Situated within a 3-minute drive of one of the capital's most prominent international educational institutions.

Aretaeio Hospital: Located just 1.1 km away, providing rapid access to a leading private medical facility.

Acropolis Park: Reachable within a short 4-minute drive, ensuring proximity to a primary urban green space and recreational landmark.

Athalassas Avenue: Positioned within a 2-minute drive, ensuring swift connectivity to one of Nicosia's most vital commercial and transit corridors.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential site in Strovolos is an unparalleled opportunity. Prime development land with this specific density, division license, and positioning 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: **Residential**

Height: **14**

Area

Plot Area: **9,200m²**