

For Sale, Land, Plot, Nicosia, Strovolos, 790m²

For Sale : **€ 580,000**

Description
High-Yield Mixed-Use 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 790 sqm building plot in a prime sector of 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, benefited by 21 meters of road frontage that ensures strong visibility and easy access. This site is a strategic acquisition specifically suited for those who prioritize maximum ROI and high-density development in a thriving urban setting.

Strategic Development and Yield Potential

Boasting a prime position with dual zoning predominantly within the desirable Eb3 commercial planning zone, this property is primed for immediate construction. With a dominant 160% building density and 50% coverage ratio across the majority of the site, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically high-rise office space, a major retail complex, or a sophisticated mixed-use project. The zoning allows for maximum utilization of the plot's area up to 6 floors and a height of 24 meters, 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: Mixed-Use Building Plot
Location: Strovolos, Nicosia
Plot Size: 790 sqm total area
Planning Zone: Eb3 (Commercial - approx. 719 sqm) and Ka5 (Residential - approx. 71 sqm)
Building Density: 160% / 100% (Focus on high-yield development and strategic acquisition)
Coverage Ratio: 50%
Structural Allowance: 6 Floors / 24m Height (Commercial portion)
Frontage: 21m road frontage ensuring excellent visibility
Infrastructure: Located in a high-demand area with immediate access to all urban utilities
Legal Status: Title deed available; Price subject to V.A.T.
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 Athalassas Avenue: Located within a 2-minute drive of one of the capital's most vital commercial and transit arteries.
The English School: Situated just 1.6 km away, providing rapid access to one of the most prestigious educational institutions in Cyprus.
Acropolis Park: Reachable within a short 3-minute drive, ensuring proximity to a primary urban green space and recreational landmark.
Strovolos Town Hall: Positioned within a 4-minute drive, offering immediate access to the district's primary administrative center.
Nicosia City Centre: Located within a 6-minute drive, ensuring seamless connectivity to the capital's central shopping and business district.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density mixed-use plot in Strovolos is an unparalleled opportunity. Prime development land with this specific density 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: **Commercial**

Height: **24**

Area

Plot Area: **790m²**

Gallery

