

For Sale, Land, Plot, Nicosia, Strovolos, 1,576m²

For Sale : **€ 770,000**

Description
Strategic Residential Plot in Agios Demetrios – High-Value Living and Strategic Investment

Whether you are looking to build a custom multi-level sanctuary for your family or a smart investor seeking a high-value development project, this expansive 1,576 sqm residential plot in the established Agios Demetrios area of Strovolos offers the perfect blank canvas. Buying land in this highly accessible neighborhood provides the ultimate freedom to bring your architectural vision to life, benefited by 32 meters of road frontage that ensures strong visibility and easy access. This site is a high-value residential opportunity specifically suited for those who prioritize maximum versatility and central connectivity in one of Nicosia's most active urban sectors.

Versatile Development and Yield Potential

Boasting a well-positioned surface in the desirable Ka5 residential 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-value development, ranging from a spacious detached family estate to a contemporary complex of luxury apartments. The zoning allows for a 3-story building with a maximum height of 13.5 meters, providing a clear path for developers looking to capitalize on the high demand for modern urban housing and maximize yield potential in a high-value residential hub.

Key Property Features

Property Type: Residential Building Plot
Location: Agios Demetrios, Strovolos, Nicosia
Plot Size: 1,576 sqm of prime, developable land
Planning Zone: Ka5 (Residential)
Building Density: 100% (Balance between small development and high-value living)
Coverage Ratio: 50%
Structural Allowance: 3 Floors / 13.5m Height
Infrastructure: 32m road frontage 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 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 pocket of Strovolos near Athalassas Avenue, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major educational, healthcare, and retail landmarks, making it an area highly attractive to both families and quality tenants. Enjoy the benefits of being in a well-connected district with seamless access to the city center and the primary motorway network, 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 1.5 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-value residential plot in Strovolos is an unparalleled opportunity. Prime development land with this specific size and road frontage 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 residential 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: **1,576m²**

Gallery

