

For Sale, Land, Plot, Nicosia, Strovolos, 1,536m²

For Sale : **€ 1,665,000**

Description
High-Yield Commercial Plot in Strovolos – Strategic Acquisition for High-Value Development

Whether you are a visionary developer ready to establish a landmark project or a smart investor looking to secure a high-yield asset, this exceptional 1,536 sqm building plot in a prominent sector of Strovolos offers the perfect blank canvas. Buying land in this established and highly accessible neighborhood provides the ultimate freedom to bring a high-profile architectural vision to life, benefited by a massive 50-meter road frontage that ensures maximum visibility and high-value exposure. This site is a strategic acquisition specifically suited for those who prioritize maximum ROI and high-density development in one of Nicosia's most active urban corridors.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Eb3 commercial planning zone, this property is primed for immediate construction. With a 160% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern 6-story office building, retail flagship, or a sophisticated mixed-use project. The zoning allows for maximum utilization of the plot's area up to 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.

Property Type: Commercial Building Plot
Location: Strovolos, Nicosia
Plot Size: 1,536 sqm
Planning Zone: Eb3 (Commercial)
Building Density: 160% (Focus on high-yield development and strategic acquisition)
Cover Factor: 50%
Structural Allowance: 6 Floors / 24m Height (Ideal for high-profile office and retail premises)
Infrastructure: Extensive 50m road frontage with immediate access to all essential public utilities
Legal Status: Title deed available; Subject to V.A.T.
Cyprus real estate investment: High-value potential for commercial development 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 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 GSP Stadium: Located within a 4-minute drive of the island's primary sports and events landmark.
General Hospital of Nicosia: Situated just 1.5 km away, providing rapid access to the capital's largest medical facility.
Mall of Cyprus: Reachable within a short 5-minute drive, ensuring proximity to the premier retail and entertainment destination.
Strovolos Town Hall: Positioned within a 5-minute drive, offering immediate access to the district's primary administrative and civic center.
Athalassas National Forest Park: Located within a 4-minute drive, providing access to the city's largest green lung and recreational space.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density 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: **1,536m²**

Gallery

