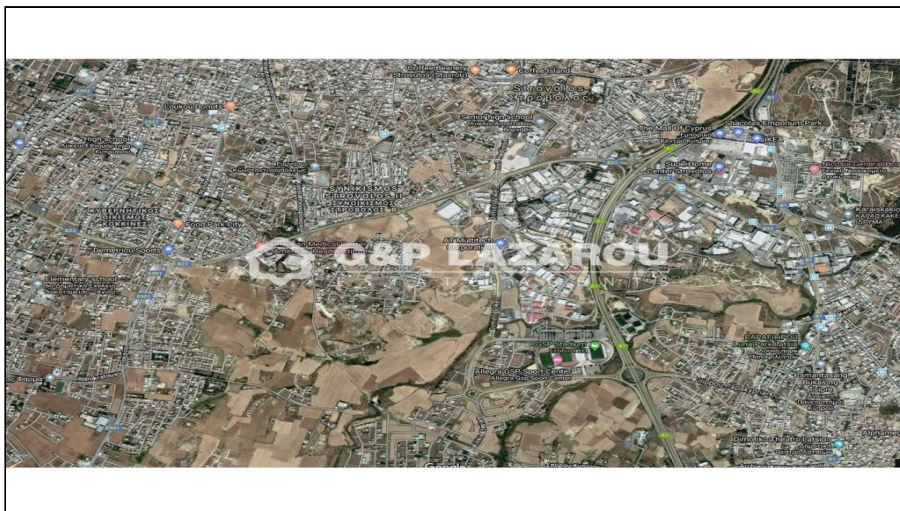




For Sale, Land, Plot, Nicosia, Strovolos, 560m²

For Sale : **€ 195,000**

Description

Prime Residential Plot for Sale in Strovolos – Unmatched Development Potential

The Foundation of Your Future

Whether you are a family ready to build your custom forever home or a smart investor looking to secure a high-quality asset, this exceptional residential plot in Strovolos offers the perfect blank canvas. Buying land in this established and convenient area provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This site is specifically suited for those who prioritize privacy and the creation of a bespoke residence in a prime location.

The Perfect Density for a Private Family House

Boasting a well-positioned surface in a popular residential sector, this plot is primed for immediate construction. With an 80% building density, this is the perfect density for a beautiful, private single-family house. The zoning allows for a spacious, multi-level custom home with sufficient garden space, ensuring a high-value living environment and a solid long-term investment. Located in a tranquil pocket of Strovolos, the transition from blueprint to reality is incredibly smooth for those looking for plots of land for sale in Strovolos.

Key Property Features

Property Type: Residential Plot

Location: Strovolos, Nicosia

Planning Zone: Ka7 (Residential)

Building Density: 80% (The perfect density for a beautiful, private single-family house)

Coverage Ratio: 45%

Structural Allowance: 2 Floors / 10m Height

Legal Status: Title deeds available

Taxation: Subject to VAT

Cyprus real estate investment: High-value potential in a central and accessible 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, quiet neighborhood in Strovolos, this plot offers a rare balance of peaceful living and extreme convenience. You are just a short drive from the capital's primary commercial and retail centers, making it an area highly attractive to families. Enjoy proximity to local parks, swift access to the highway, and the benefits of being in a well-connected district with top-tier schools and services.

Land for sale near Mall of Cyprus: Located within a 5-minute drive of the island's premier shopping and commercial destination.

Athalassa National Forest Park: Situated just 1.5 km away, providing immediate access to the largest green recreational area in Nicosia.

Aretaeio Hospital: Reachable within a short 4-minute drive, ensuring rapid access to leading private healthcare services.

Strovolos Municipal Hall: Positioned within a 5-minute drive, offering easy access to the district's administrative center.

General Hospital of Nicosia: Located within a 6-minute drive, providing proximity to the capital's main medical hub and essential services.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this plot for sale in Strovolos is an unparalleled opportunity. Prime development land with this specific density in such a convenient location is highly coveted and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your new family home.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**



Area

Plot Area: **560m²**



Gallery

