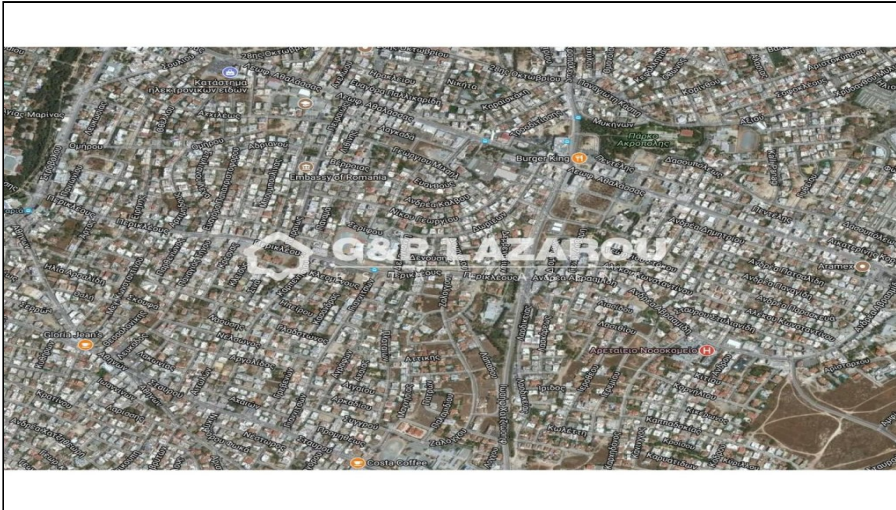




For Sale, Land, Plot, Nicosia, Strovolos, 1,593m²

For Sale : **€ 1,969,000**

Description

High-Yield Linked Commercial Plots 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, these three linked commercial building plots in a prominent sector of Strovolos offer 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 combined size that guarantees long-term value. 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 commercial sectors.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Eb4 commercial planning zone, this property is primed for immediate construction. With a 140% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern 4-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 17 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 urban hub.

Property Type: Three Linked Commercial Plots

Location: Strovolos, Nicosia

Planning Zone: Eb4 (Commercial)

Building Density: 140% (Focus on high-yield development and strategic acquisition)

Cover Factor: 50%

Structural Allowance: 4 Floors / 17m Height (Ideal for high-profile office and retail premises)

Infrastructure: Linked plots with significant frontage and access to all essential public utilities

Legal Status: Title deeds available

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, these plots offer a rare balance of high visibility and extreme connectivity. 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 Aretaeio Hospital: Located within a 3-minute drive of one of the capital's leading private healthcare facilities.

The English School: Situated just 1.2 km away, providing rapid access to a prestigious international educational institution.

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 and civic center.

Athalassas Avenue: Located 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, these high-density linked plots in Strovolos are 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: **17**

Area

Plot Area: **1,593m²**



Gallery

