



For Sale, Land, Plot, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 531m²

For Sale : € 320,000

Description

High-Yield Corner Residential Plot in Stavrou Area – Strategic Investment Opportunity

Whether you are a family ready to build your custom forever home or a smart investor looking to develop a profitable residential project, this exceptional corner plot in the highly sought-after Stavrou area of Strovolos offers the perfect blank canvas. Buying land in this vibrant and established neighborhood provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This site is a high-value residential opportunity specifically suited for those who prioritize corner-plot flexibility, enhanced privacy, and modern living in one of Nicosia's most popular urban sectors.

Versatile Development Opportunities

Boasting a well-positioned corner surface in the desirable Ka6 zone, this property is primed for immediate construction. With a 90% building density and a 50% coverage ratio, the zoning offers fantastic versatility: it is perfectly sized for the development of one or two spacious family houses or a small-scale residential project for high-yield returns. The plot is ideally suited for those looking for plots of land for sale in Strovolos that balance suburban comfort with strong development potential, making the transition from blueprint to reality incredibly smooth with a structural allowance for 2 floors and 10 meters in height.

Key Property Features

Property Type: Corner Residential Plot

Location: Stavrou Area, Strovolos, Nicosia

Planning Zone: Ka6 (Residential)

Building Density: 90% (Balance between small development and high-value living)

Coverage Ratio: 50%

Structural Allowance: 2 Floors / 10m Height

Orientation: Corner position offering enhanced architectural flexibility and natural light

Infrastructure: Located in a prime residential area with immediate access to all main utilities

Legal Status: Title deed available

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 neighborhood in the Stavrou area, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short walk or drive from major retail, educational, and healthcare landmarks, making it an area highly attractive to both families and quality tenants. Enjoy proximity to the famous Stavrou commercial avenue, local parks, and the benefits of being in a well-connected district with seamless access to the city center and the motorway.

Land for sale near Stavrou Avenue: Located within a 2-minute walk of Nicosia's premier commercial street, known for its cafes, bakeries, and boutiques.

Aretaeio Hospital: Situated just 1.1 km away, providing rapid access to leading private healthcare services.

Falcon School: Reachable within a short 4-minute drive, offering proximity to one of the most prestigious international schools in Nicosia.

Acropolis Park: Positioned within a 3-minute drive, providing immediate access to one of the city's most popular green spaces and walking trails.

Athalassa National Forest Park: Located within a 5-minute drive, offering access to the city's largest green lung and nature trails.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this corner plot in the Stavrou area is an unparalleled opportunity. Prime development land with this specific density in such a central 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 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: **Under Offer**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **531m²**

Further Details

Corner Plot



Gallery

