



For Sale, Land, Plot, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 290m²

For Sale : **€ 169,000**

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 develop a profitable apartment complex, this exceptional 290m² residential plot in the prestigious Falcon area of Strovolos offers the perfect blank canvas. Buying land in this highly sought-after area provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This is a rare chance to secure premium Cyprus real estate in an established, elite neighborhood designed for quality living and strategic growth.

Versatile Development Opportunities

Boasting a flat surface and a significant 13-meter road frontage, this property is primed for immediate construction. With a 90% building density, the zoning offers fantastic versatility: it is perfectly sized for a spacious, multi-level family house with a garden, or a multi-unit residential building for high-yield returns. The plot is ideally suited for those looking for plots of land for sale in Strovolos that balance high-end suburban tranquility with strong development potential, making the transition from blueprint to reality incredibly smooth with a title deed available and no VAT applicable.

Key Property Features

Property Type: Residential Plot
Location: Falcon Area, Strovolos, Nicosia
Plot Size: 290m² of easily developable land
Planning Zone: Ka6 (Residential)
Building Density: 90% (Perfectly sized for a spacious family house or a residential building)
Coverage Ratio: 50%
Frontage: 13 meters on a registered public road
Legal Status: Title deed available
Taxation: NOT subject to VAT
Cyprus real estate investment: High-value potential in a premier 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, quiet neighborhood in the Falcon School area, this plot offers a rare balance of peaceful living and extreme convenience. You are just a short drive from major educational and commercial landmarks, making it an area highly attractive to both families and future tenants. Enjoy proximity to local parks, swift access to the highway, and the benefits of an established community with top-tier amenities.

Land for sale near Falcon School: Located within a 2-minute drive of one of the island's most prestigious international educational institutions.

Athalassa National Forest Park: Situated just a 3-minute drive away, providing immediate access to Nicosia's largest green recreational area.

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

Mall of Cyprus and IKEA: Positioned within a 5-minute drive, ensuring easy access to the region's primary retail and commercial hub.

Nicosia City Center: Located just 7 minutes away, ensuring effortless connectivity to the capital's central business and administrative core.

Make It Yours

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

Contact G&P Lazarou Estate Agents today to arrange a site visit and discuss the possibilities for your next Cyprus real estate investment.



Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **290m²**



Gallery

