

# For Sale, Land, Plot, Nicosia, Strovolos, Agios Dimitrios, 511m²

For Sale : **€ 310,000**

**Description**
High-Yield Development Opportunity in Acropolis – Strategic Acquisition for Apartments

Whether you are a visionary developer ready to create a landmark residential project or a smart investor looking to secure a high-yield asset in the heart of Nicosia, this exceptional building plot in the prestigious Acropolis area offers the ultimate blank canvas. Situated in a high-demand residential and administrative hub, this site is a strategic acquisition specifically suited for those who prioritize maximum ROI and high-density development. The location is perfectly primed for a contemporary apartment building, capturing the constant demand for premium urban living in one of the capital's most sought-after quarters.

Strategic Development and Yield Potential
Boasting a prime position within the desirable Ka4 Residential Zone, this property is primed for a high-density urban transformation. With a 120% building density and 50% coverage ratio, the site offers fantastic versatility for a modern residential complex. The zoning naturally allows for a 3-story building reaching a height of 13.50 meters, making it an ideal project for developers looking for high-yield development and strategic acquisition in a central location. This plot is perfectly sized to accommodate a luxury apartment building that meets the needs of professionals and families seeking proximity to the city center.

Key Features

Property Type: Residential Building Plot
Location: Acropolis, Strovolos, Nicosia
Planning Zone: Ka4 (Residential)
Building Density: 120% (High-yield development and strategic acquisition focus)
Coverage Ratio: 50%
Structural Allowance: 3 Floors / 13.50m Height
Ideal Project: Modern apartment complex with high ROI potential
Cyprus real estate investment: Premium development potential in a central 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 prestigious residential pocket of Acropolis, this plot offers a rare balance of quiet living and extreme convenience. You are positioned within the immediate vicinity of the district’s most important educational, administrative, and healthcare landmarks, ensuring high occupancy potential for residential units. Enjoy the benefits of a well-connected district with seamless access to the Nicosia commercial center and major transportation arteries.

Land for sale near Saint Barnabas School: Located within a 1-minute drive of the historic School for the Blind (Scholi Tiflon) landmark.
Makario Hospital: Situated just 1.2 km away, providing rapid access to the primary specialized medical center of the capital.
Strovolos Municipality: Reachable within a short 4-minute drive, placing the property near the heart of the district's administrative services.
Athalassa National Forest Park: Positioned within a 5-minute drive, offering immediate access to the city's largest green lung and nature trails.
University of Cyprus: Located within a 6-minute drive, making the location highly attractive for faculty and postgraduate students.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density plot in Acropolis is an unparalleled opportunity. Prime development land with 120% density in such a central residential hub 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 residential project. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for over 32 years, offering unmatched expertise and a commitment to excellence.

## Details

Property Type: **Land** Status: **Available** Website

## Main Features

Property Subtype: **Plot**

Height: **14**

## Area

Plot Area: **511m²**

## Further Details

Corner Plot

# Gallery

