



For Sale, Land, Plot, Nicosia, Strovolos, Archangelos, 520m²

For Sale : € 247,000

Description

Prestigious Residential Plot in Archangelos – A Prime Development Opportunity

Whether you are a family ready to build your custom forever home or a smart investor looking to develop a high-value residential project, this exceptional 520sqm divided plot in the prestigious area of Archangelos offers the perfect blank canvas. Buying land in this established and peaceful neighborhood, situated near the scenic Manglis Lake, provides the ultimate freedom to bring your architectural vision to life. This site is a high-value residential opportunity specifically suited for those who prioritize privacy, luxury, and building a custom home within one of the most desirable suburban sectors of the capital.

Versatile Development Opportunities

Boasting a well-positioned 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 a spacious, multi-level family house with a private garden or a small development of residential units for high-yield returns. The plot is ideally suited for those looking for plots of land for sale in Archangelos that balance suburban tranquility with strong investment 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: Divided Residential Plot
Location: Archangelos, Strovolos, Nicosia (Near Manglis Lake)
Plot Size: 520sqm of prime, developable land
Planning Zone: Ka6 (Residential)
Building Density: 90% (Perfectly sized for a spacious family house or small development)
Coverage Ratio: 50%
Structural Allowance: 2 Floors / 10m Height
Infrastructure: Located in an elite residential pocket with easy access to all main utilities
Cyprus real estate investment: High-value potential in one of Nicosia's most prestigious residential hubs

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 Archangelos, this plot offers a rare balance of peaceful living and extreme convenience. You are just a short drive from the capital's primary retail, educational, and healthcare landmarks, making it an area highly attractive to families. Enjoy proximity to scenic nature trails, swift access to the motorway, and the benefits of being in a well-connected district with top-tier amenities.

Land for sale near Manglis Lake: Located within a 2-minute drive of one of the most serene and picturesque natural landmarks in the area.

Apollonion Private Hospital: Situated just 1.5 km away, providing rapid access to leading private healthcare services.

Pascal English School: Reachable within a short 5-minute drive, offering proximity to one of the most prestigious private schools in the capital.

Nicosia Mall: Positioned within a 6-minute drive, ensuring effortless access to the region's premier shopping and entertainment destination.

University of Nicosia: Located within a 7-minute drive, providing easy access to the island's largest private educational institution.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this plot for sale in Archangelos is an unparalleled opportunity. Prime development land with this specific density in such an elite residential hub 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. 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**
[Website](#)

Status: **Available**

Unit Number: **PLOT 1**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **520m²**



Gallery

