



For Sale, Land, Plot, Nicosia, Strovolos, Archangelos, 900m²

For Sale : € 390,000

Description

Elite Residential Plot near Manglis Lake – A Long-Term Investment for Family Living

Whether you are looking to build a custom sanctuary for your family or a smart investor seeking a land asset in a premium residential area, this expansive 900sqm plot in the prestigious Archangelos area of Strovolos offers the perfect blank canvas. Buying land in this established and elite 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 privacy, quiet surroundings, and the security of a long-term investment in one of Nicosia's most exclusive "green" suburbs.

Ideal for Custom Family Living

Boasting a prime position just moments from the serene Manglis Lake, this property is primed for the development of a private custom home or a high-end boutique project. With a 90% building density and 50% coverage ratio under the Ka6 planning zone, the focus here is on quality of life and spacious living. The zoning allows for up to 810sqm of indoor living space across 2 floors, making it an ideal choice for those looking for plots of land for sale in Strovolos that offer a sense of seclusion and significant space for large gardens and outdoor living areas, consistent with the luxury standards of the area.

Key Property Features

Property Type: Elite Residential Plot
Location: Archangelos (Manglis Lake Area), Strovolos, Nicosia
Plot Size: 900sqm of prestigious, developable land
Planning Zone: Ka6 (Residential)
Building Density: 90% (Balance between small development and high-value living)
Coverage Ratio: 50%
Structural Allowance: 2 Floors / 10m Height
Legal Status: Title deed available; No V.A.T. applicable
Cyprus real estate investment: High-value potential in the capital's most sought-after suburban sector

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in the exclusive Manglis Lake perimeter, this plot offers a rare balance of absolute tranquility and urban convenience. You are just a short drive from major educational, retail, and healthcare landmarks, making it an area highly attractive for families. Enjoy the benefits of a well-connected district with seamless access to elite schools, the Troodos Highway, and the refreshing lifestyle provided by the nearby walking trails and water features.

Land for sale near Manglis Lake: Located within a 2-minute walk of the area's primary natural landmark and serene walking paths.
Nicosia Mall: Situated just 1.8 km away, providing rapid access to the capital's premier shopping and dining destination.
The American Academy Nicosia: Reachable within a short 6-minute drive, ensuring proximity to one of the most prestigious educational institutions in the city.
Mall of Engomi: Positioned within a 5-minute drive, offering effortless access to a variety of retail stores, supermarkets, and cafes.
Makario Stadium: Located within a 4-minute drive, providing immediate access to one of the district's primary sports and event hubs.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this elite residential plot near Manglis Lake is an unparalleled opportunity. Prime development land with this specific size and density in such a prestigious location is a rare find and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next custom family home. 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**
[Website](#)

Status: **Available**

Unit Number: **PLOT 5**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **900m²**



Gallery

