



For Sale, Land, Plot, Nicosia, Agioi Omologites, 533m²

For Sale : **€ 1,000,000**

Description

Maximizing Your Potential in Strovolos's Premier Business District begins with acquiring an asset that offers unparalleled density and a high-profile address. This commercial plot in the Strovolos area is an exceptional choice for those who prioritize high-yield development and strategic acquisition. Positioned in a high-demand professional corridor with a history of strong appreciation, this property is perfectly suited for a landmark project that captures the commercial pulse of the capital.

High-Yield Development and Strategic Acquisition

The property is situated within the Eß3 commercial planning zone, offering a powerful combination of a 160% building density and a 50% coverage factor. These robust specifications allow for the development of a modern structure up to 6 floors high, reaching a maximum height of 24 meters. This density is ideal for developers looking to maximize floor area for high-end luxury apartments or a sleek commercial building that commands premium rental yields. Securing a versatile plot with such intensive buildable potential in this central district ensures your project remains a secure and solid asset for 3 decades of experience.

Description Commercial Plot in Strovolos area. It falls with the Commercial Planing Zone Eß3 with building factor 160% and coverage 50%. Title deed is available. The plot is situated in a vibrant commercial area, providing an ideal foundation for a prominent architectural project in a location where land for high-density commercial development is highly coveted.

Building Density 160%

Cover Factor 50%

Town Planning Zone Commercial (Zone Eß3)

Proximity Landmarks Located near the Aretaeio Hospital and the Strovolos Municipal Theatre.

Strategic Location and Community Amenities

The true value of this land is rooted in its prime urban location, offering a prestigious professional environment that is perfectly connected to the financial and administrative centers of the Strovolos district.

Plots of land for sale in Strovolos: A rare and significant opportunity to acquire a high-density commercial plot in a thriving professional district.

Cyprus real estate investment: A high-yield asset perfect for those seeking capital appreciation and strong rental returns in a premier capital location.

Aretaeio Hospital: Situated just 3 minutes away, providing proximity to one of the most prominent private healthcare institutions in Nicosia.

Strovolos Municipal Theatre: Reachable in just 2 minutes, placing your development near a key cultural and administrative landmark.

Athalassa Avenue: Located within a 3-minute drive, offering immediate access to one of the city's most vibrant commercial and retail arteries.

The Mall of Cyprus: A short 6-minute drive away, ensuring your business stays perfectly connected to major retail and the entrance of Nicosia.

Nicosia City Center: Positioned only 8 minutes away, ensuring your project is seamlessly integrated into the central financial heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer the maximum possible building factor in a central location, this Strovolos commercial site is an unparalleled opportunity. Commercial lands with 160% density in such a prominent location move quickly once on the market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this high-yield site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Details

Property Type: **Land**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Area

Plot Area: **533m²**



Gallery

