



For Sale, Land, Plot, Nicosia, Strovolos, 632m²

For Sale : € 695,000

Description

High-Yield Commercial Plot in Dasoupoli – Strategic Acquisition for High-Value Development

Whether you are a visionary developer ready to establish a landmark commercial project or a smart investor looking to secure a high-yield asset, this exceptional building plot situated on a main street of the prestigious Dasoupoli area in Strovolos offers the perfect blank canvas. Buying land in this established and high-visibility 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 strategic acquisition specifically suited for those who prioritize maximum ROI and strategic development in one of Nicosia's most active and elite commercial sectors.

Strategic Development and Yield Potential

Boasting a prime position on a prominent thoroughfare within the desirable Eb3 commercial planning zone, this property is primed for immediate construction. With a 160% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern 6-story office building, retail flagship, or a sophisticated mixed-use project. The zoning allows for maximum utilization of the plot's area, providing a clear path for developers looking to capitalize on the high demand for premium business space and maximize yield potential in a high-value commercial hub.

Key Property Features

Property Type: Commercial Building Plot
Location: Dasoupoli, Strovolos, Nicosia
Planning Zone: Eb3 (Commercial)
Building Density: 160% (Focus on high-yield development and strategic acquisition)
Coverage Ratio: 50%
Structural Allowance: 6 Floors (Ideal for high-rise commercial and mixed-use development)
Infrastructure: Situated on a main street with immediate access to all essential public utilities
Legal Status: Title deed available
Cyprus real estate investment: High-value potential in a central and growing commercial 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 pocket of Strovolos near the vital Athalassas Avenue, this plot offers a rare balance of high visibility and extreme convenience. You are just a short drive from major administrative, healthcare, and retail landmarks, making it an area highly attractive to both businesses and quality tenants. Enjoy proximity to major commercial avenues, swift access to the city center, and the benefits of being in a well-connected district with every modern necessity nearby.

Land for sale near Aretaeio Hospital: Located within a 2-minute drive of one of the capital's leading private healthcare facilities.
Falcon School Cyprus: Situated just 1 km away, providing rapid access to a leading international educational institution.
Acropolis Park: Reachable within a short 3-minute drive, ensuring proximity to a primary urban green space and landmark.
Athalassas Avenue: Positioned directly near one of Nicosia's busiest commercial and transit corridors for maximum exposure.
The English School: Located within a 4-minute drive, ensuring proximity to one of the most prestigious educational institutions in Cyprus.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density commercial plot in Strovolos is an unparalleled opportunity. Prime development land with this specific density and positioning on a main street 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 development project. 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**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Area

Plot Area: **632m²**



Gallery

