



For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 758m²

For Sale : **€ 285,000**

Description

High-Yield Residential Plot on Strovolos-Engomi Boundaries – Strategic Development Opportunity

Whether you are a family ready to build your custom forever home or a smart investor looking to develop a profitable residential project, this exceptional plot on the prestigious border of Strovolos and Engomi offers the perfect blank canvas. Buying land in this established and high-demand neighborhood, located in close proximity to the Qatar Embassy and the city's diplomatic hub, 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 central connectivity, elite surroundings, and modern living in a premier Nicosia district.

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 luxury apartment buildings for high-yield returns. The plot is ideally suited for those looking for plots of land for sale in Strovolos that balance urban convenience 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: Residential Plot

Location: Strovolos-Engomi Boundaries, Nicosia (Near Qatar Embassy)

Planning Zone: Ka6 (Residential)

Building Density: 90% (Balance between small development and high-value living)

Coverage Ratio: 50%

Structural Allowance: 2 Floors / 10m Height

Access: Property includes a registered road for immediate development

Legal Status: Title deed available

Cyprus real estate investment: High-value potential in one of Nicosia's most elite and sought-after 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 neighborhood on the Strovolos-Engomi border, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from the capital's primary diplomatic, educational, and healthcare landmarks, making it an area highly attractive to both families and quality tenants. Enjoy proximity to local parks, top-tier schools, and the benefits of being in a well-connected district with seamless access to the city center and major amenities.

Land for sale near European University Cyprus: Located within a 4-minute drive of one of the capital's leading higher education institutions.

Apollonion Private Hospital: Situated just 1.2 km away, providing rapid access to leading private healthcare services.

Metochi Kykkou: Reachable within a short 3-minute drive, offering proximity to one of the most iconic and serene landmarks in the capital.

Nicosia City Center: Positioned within a 6-minute drive, ensuring effortless access to the heart of the capital's commercial and social life.

Mall of Engomi: Located within a 5-minute drive, providing easy access to a major retail and dining destination.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this residential plot on the Strovolos-Engomi border 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 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**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **758m²**



Gallery

