



For Sale, Land, Plot, Nicosia, Strovolos, Agios Vasileios, 608m²

For Sale : **€ 199,000**

Description

Prime Residential Plot for Sale in Strovolos – Elite Lifestyle and Investment Opportunity

The Foundation of Your Future

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 in the prestigious Constantinoupoleos area of Strovolos offers the perfect blank canvas. Buying land in this highly sought-after and quiet neighborhood provides the ultimate freedom to bring your architectural vision to life, surrounded by luxury residences and established infrastructure that guarantees long-term value. This site is an ideal small development opportunity that balances suburban tranquility with strategic yield potential.

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 complex of residential units designed for high-value living. The plot is ideally suited for those looking for plots of land for sale in Strovolos that offer central connectivity and a premium environment, making the transition from blueprint to reality incredibly smooth with a title deed available and no VAT applicable.

Key Features

Property Type: Residential Plot

Location: Constantinoupoleos Area, Strovolos, Nicosia

Planning Zone: Ka6 (Residential)

Building Density: 90% (Perfectly sized for a spacious family house or small development)

Coverage Ratio: 50%

Infrastructure: Registered road access in a quiet, high-demand residential area

Legal Status: Title deeds available

Taxation: NOT subject to VAT

Cyprus real estate investment: High-value potential in a prestigious Strovolos 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, quiet area of Strovolos, this plot offers a rare balance of peaceful living and extreme convenience. You are just a short drive from the city's major retail, 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 easy access to the highway.

Land for sale near Falcon School: Located within a 4-minute drive of one of the capital's most prestigious international educational institutions.

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

Athalassa National Forest Park: Reachable within a short 5-minute drive, offering immediate access to Nicosia's largest green recreational area.

Strovolos Municipal Hall: Positioned within a 4-minute drive, ensuring proximity to the district's primary administrative center.

Mall of Cyprus: Located within a 6-minute drive, ensuring effortless access to the region's premier shopping and commercial destination.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this plot for sale in the Constantinoupoleos area of Strovolos is an unparalleled opportunity. Prime development land with this specific density in such a desirable location 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 Cyprus real estate investment.



Details

Property Type: **Land** Status: **Available** [Website](#)

Main Features

Property Subtype: **Plot** Town Planning Zone: **Residential** Height: **10**

Area

Plot Area: **608m²**



Gallery

