



For Sale, Land, Plot, Nicosia, Strovolos, Agios Dimitrios, 558m²

For Sale : **€ 450,000**

Description

High-Yield Residential Plot in Acropolis – Strategic Acquisition for High-Value Development

Whether you are a visionary developer ready to establish a landmark residential project or a smart investor looking to secure a high-yield asset, this exceptional building plot in the heart of the prestigious Acropolis area offers the perfect blank canvas. Buying land in this established and highly accessible 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 sought-after urban sectors.

Strategic Development and Yield Potential

Boasting a well-positioned surface in the desirable Ka3 residential zone, this property is primed for immediate construction. With a 140% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern 4-story residential building or a sophisticated apartment complex. 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 contemporary urban housing and maximize yield potential in a high-value residential hub.

Key Property Features

Property Type: Residential Building Plot

Location: Acropolis, Strovolos, Nicosia

Planning Zone: Ka3 (Residential)

Building Density: 140% (Focus on high-yield development and strategic acquisition)

Coverage Ratio: 50%

Structural Allowance: 4 Floors (Ideal for high-density apartment complexes and high-ROI projects)

Infrastructure: Located in a prime residential area with immediate access to all urban utilities

Legal Status: Title deed available; No V.A.T. applicable

Cyprus real estate investment: High-value potential in a central and prestigious residential hub

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in the elite Acropolis quarter, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major administrative, healthcare, and retail landmarks, making it an area highly attractive to both families 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 The Landmark Nicosia: Located within a 2-minute drive of the capital's premier business and luxury hotel hub.

Acropolis Park: Situated just 800 meters away, providing rapid access to the city's most iconic green space and recreational landmark.

English School: Reachable within a short 3-minute drive, ensuring proximity to one of the most prestigious educational institutions in Nicosia.

Aretaeio Hospital: Positioned within a 4-minute drive, providing access to one of the capital's leading private medical facilities.

Strovolos Town Hall: Located within a 5-minute drive, offering immediate access to the district's primary administrative and civic center.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential plot in Acropolis is an unparalleled opportunity. Prime development land with this specific density in such a prestigious location 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 residential 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
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Main Features

Property Subtype: Plot	Town Planning Zone: Residential	Height: 17
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Area

Plot Area: 558m²



Gallery

