



For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 446m²

For Sale : € 450,000

Description

High-Yield Residential Plot in Strovolos – 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 an elite area of Strovolos 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 Ka4 residential zone, this property is primed for immediate construction. With a 120% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern 3-story residential building or a sophisticated apartment complex. A unique advantage of this plot is its frontage, as it is adjacent to a registered road on three of its four sides, providing unparalleled architectural flexibility and accessibility for developers looking to maximize yield potential in a high-value residential hub.

Key Property Features

Property Type: Residential Building Plot

Location: Elite Area, Strovolos, Nicosia

Planning Zone: Ka4 (Residential)

Building Density: 120% (Focus on high-yield development and strategic acquisition)

Coverage Ratio: 50%

Structural Allowance: 3 Floors (Ideal for apartment complexes and high-ROI projects)

Infrastructure: Exceptional accessibility with registered road access on three sides

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 a premium pocket of Strovolos, 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 Strovolos Town Hall: Located within a 2-minute drive of the district's primary administrative and civic center.

European University Cyprus: Situated just 1.4 km away, providing rapid access to one of the capital's leading higher education institutions.

Aretaeio Hospital: Reachable within a short 4-minute drive, ensuring proximity to one of the capital's leading private medical facilities.

Apollonion Private Hospital: Positioned within a 4-minute drive, providing access to a premier private healthcare provider.

English School: Located within a 5-minute drive, offering proximity to one of the most prestigious educational institutions in Nicosia.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential plot in Strovolos is an unparalleled opportunity. Prime development land with this specific density and unique triple-road frontage in such a central 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](#)

Main Features

Property Subtype: **Plot** Town Planning Zone: **Residential** Height: **14**

Area

Plot Area: **446m²**

Further Details

Water, Electricity, Corner Plot



Gallery

