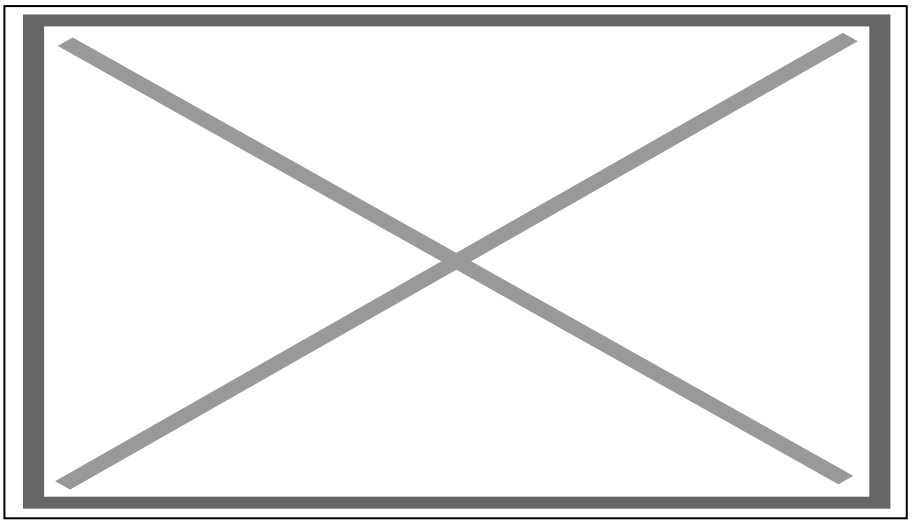


For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 1,232m²

For Sale : **€ 1,400,000**

Description
High-Yield Commercial Plot on Athalassas Avenue – 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 on the prestigious Athalassas Avenue offers the perfect blank canvas. Buying land on one of Nicosia's most prominent and high-visibility commercial roads provides the ultimate freedom to bring a high-profile architectural vision to life, benefited by excellent road frontage and high daily traffic. This site is a strategic acquisition specifically suited for those who prioritize maximum ROI and high-density development in a thriving business sector.

Strategic Development and Yield Potential

Boasting a prime position 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.

Property Type: Commercial Building Plot
Location: Athalassas Avenue, Strovolos, Nicosia
Planning Zone: Eb3 (Commercial)
Building Density: 160% (Focus on high-yield development and strategic acquisition)
Cover Factor: 50%
Structural Allowance: 6 Floors / 24m Height (Ideal for high-rise office and retail premises)
Infrastructure: Exceptional road frontage on a major avenue with 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 on a premium stretch of 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 business hubs, banks, and government offices, with swift access to the city center and the primary motorway network.

Land for sale near Acropolis Park: Located within a 2-minute drive of one of the city's most iconic green spaces and recreational landmarks.
Central Bank of Cyprus: Situated just 1.2 km away, providing rapid access to the island's primary financial and business district.
Strovolos Town Hall: Reachable within a short 3-minute drive, offering immediate access to the district's primary administrative and civic center.
The English School: Positioned within a 4-minute drive, ensuring proximity to one of the most prestigious international educational institutions in Cyprus.
Nicosia City Centre: Located within a 5-minute drive, ensuring seamless connectivity to the capital's central business and shopping district.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density plot on Athalassas Avenue is an unparalleled opportunity. Prime development land with this specific density and positioning 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 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**

Height: **24**

Area

Plot Area: **1,232m²**