



For Sale, Land, Plot, Nicosia, Strovolos, 597m²

For Sale : € 199,000

Description

The Foundation of Your Future

Whether you are a visionary developer ready to create a landmark commercial project or a smart investor looking to secure a high-yield asset, this exceptional commercial plot in Chryseleousa, Strovolos, offers the perfect blank canvas. Buying land in this highly sought-after area, just steps from the administrative and healthcare heart of the district, provides the ultimate freedom to bring your architectural vision to life. This site is a strategic acquisition specifically suited for those who prioritize high visibility, central accessibility, and significant return on investment.

Strategic Development Opportunities

Boasting a prime position in the prestigious Eb3 zone, this property is primed for a major commercial or mixed-use transformation. With a high building density of 160% and a 50% coverage ratio, the zoning offers fantastic versatility: it is an ideal high-yield development specifically suited for a multi-story building of up to 6 floors and 24 meters in height. The plot is perfectly located to maximize ROI for developers looking to capitalize on the intense demand for office spaces or retail outlets in the capital, making the transition from blueprint to reality incredibly smooth in an area where commercial properties are in constant demand.

Key Features

Property Type: Commercial Plot (1/2 Undivided Share)

Location: Chryseleousa, Strovolos, Nicosia

Approximate Share Area: 298 sq.m. of high-value land

Planning Zone: Eb3 (Commercial)

Building Density: 160% (Ideal for high-yield development of up to 6 storeys)

Coverage Ratio: 50%

Structural Allowance: 6 Floors / 24m Height

Existing Structures: Includes an old ground-floor house (considered financially obsolete)

Cyprus real estate investment: High-value potential in a central and strategic commercial hub

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in the vibrant heart of Strovolos, this plot offers a rare balance of prestige and extreme convenience. You are in the immediate vicinity of major government, medical, and social landmarks, making it an area highly attractive to both businesses and quality tenants. Enjoy the benefits of an established commercial district with high daily traffic and seamless connectivity to all main municipalities of the city and the motorway.

Land for sale near Strovolos Town Hall: Located within a 2-minute drive of the district's primary administrative and civic center.

Archbishop Makarios III Hospital: Situated just 450 meters away, ensuring rapid access to the island's premier specialized medical institution.

K-Cineplex Strovolos: Reachable within a short 3-minute drive, offering proximity to one of the area's main entertainment and social hubs.

Strovolos Municipal Theatre: Positioned within a 4-minute drive, providing immediate access to a key cultural landmark.

Aretaeio Hospital: Located within a 5-minute drive, ensuring close proximity to another of the capital's leading healthcare providers.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this commercial plot for sale in Chryseleousa, Strovolos, is an unparalleled opportunity. Prime development land with this specific density in such a high-demand commercial zone 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.

Details

Property Type: **Land**

Status: **Withdrawn**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Height: **24**

Area

Plot Area: **597m²**



Gallery



