



For Sale, Land, Plot, Nicosia, Strovolos, Agios Dimitrios, 1,480m²

For Sale : **€ 4,585,000**

Description
The property consists of two (2) adjacent commercial plots with a total land area of 2,330sq.m..They are ideal for commercial hub or mixed-use development, and they are situated in the prime area of Agios Dimitrios, Strovolos, in Nicosia district.

 Location: Strategically positioned in a prime city corridor on Limassol Avenue, serving as a landmark placement at the entrance of the Nicosia district. Surrounded by high-profile corporate buildings and retail hubs, ensuring long-term value appreciation.

 Property Highlights:
 • Total Land Area: 2,330 sq.m. (comprising two adjacent commercial plots)
 • Frontage: Extensive 95m of road frontage with maximum exposure
 • Shape & Terrain: Rectangular shape with flat terrain, offering optimized building efficiency.
 • Infrastructure: Close proximity to central arterial infrastructure and the bustling networks of the capital's entrance.
 • Investment Potential: This expansive parcel represents a significant opportunity for a major commercial hub or corporate headquarters. Its prominent size and location allow for flexible master-planning and high-density construction.

 Planning Zone: The property falls within Planning Zone ΕΒ3, with a building coefficient of 160%, coverage of 50%, and permission for 6 floors (24 meters) of construction.

 There are separate title deeds for the parcels.

Details

Property Type: Land	Status: Available	Website
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Main Features

Property Subtype: Plot	Town Planning Zone: Commercial	Furnished: Unfurnished
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Area

Plot Area: 1,480m²



Gallery

