

For Sale, Land, Plot, Nicosia, Strovolos, Agios Dimitrios, 4,335m²

For Sale : **€ 10,870,000**

Description
Prime 5,764sq.m. commercial development plot with capacity for a six-storey landmark project, ideally situated in a high-demand commercial hub of Strovolos, in Nicosia district.

 Location: Positioned on Limassol Avenue in the Agios Dimitrios parish, this property enjoys close proximity to banks, corporate showrooms, and high-end services.

 Property Highlights:
 • Plot Size: 5,764sq.m. of flat, highly developable land.
 • Development Scope: Zoned for high-density commercial or mixed-use building options.
 • Zoning Specifications (Zone Eβ3):
 - Maximum Density: 160%
 - Maximum Coverage: 50%
 - Maximum Height: 24m / 6 Floors
 • Plot Topography: 100% flat, rectangular terrain optimal for straightforward, cost-effective excavation and foundation layout.

 Key Advantages:
 • Exceptional Three-Road Frontage: Dramatic corner exposure offering 295m of combined frontage (130m on Limassol Ave, 45m on Chrysanthou Mylonas St, and 120m on Charalambou Michael St) ensuring unmissable visibility and seamless site ingress/egress.
 • Zoning Multipliers: Property benefits from added planning incentives that directly maximize allowable building density beyond baseline figures.
 • Immediate Redevelopment Readiness: Existing obsolete structures are slated for demolition, offering a clear, blank canvas for immediate modern development.

 There is a separate title deed for this property.

 *Kindly note that photos marked as “Digital Design” are not real-life images but have been artificially generated to help you envision the property’s potential.

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

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

Area

Plot Area: **4,335m²**

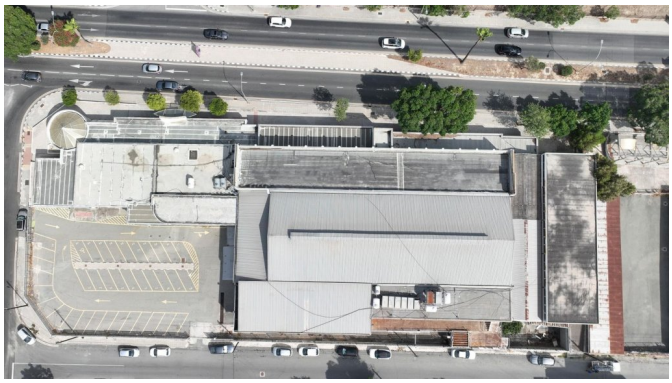
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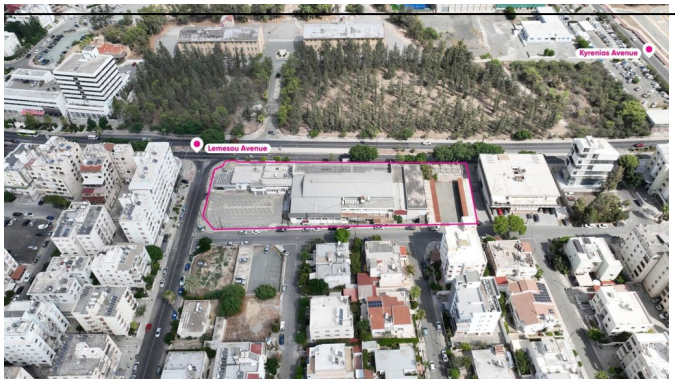

Athalassa National Forest Park
Kyrenias Avenue
Lemesou Avenue


Digital Design








Kyrenias Avenue
Lemesou Avenue


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