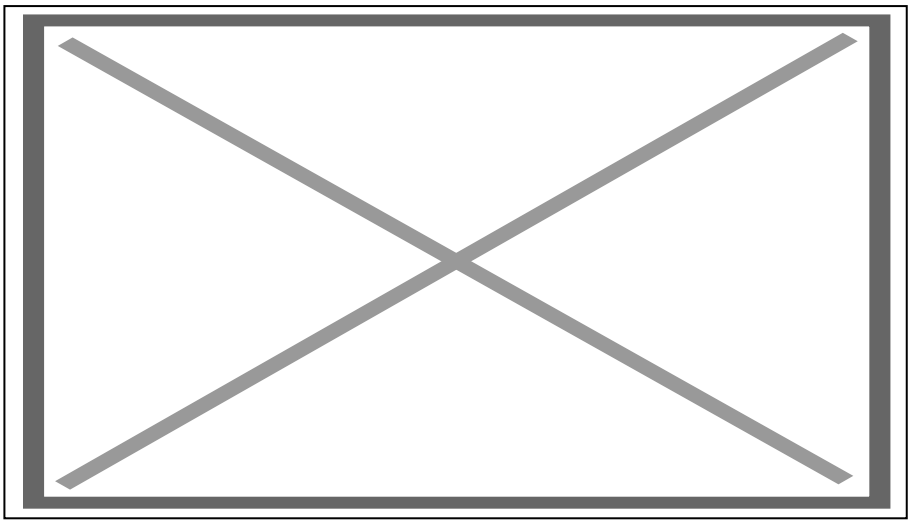


For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 344m²

For Sale : **€ 490,000**

Description
High-Yield Commercial Plot in Chryseleousa – 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 corner building plot in the Chryseleousa 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 commercial sectors.

Strategic Development and Yield Potential

Boasting a well-positioned corner surface in 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 space, or a sophisticated mixed-use complex. The zoning allows for maximum utilization of the plot's area up to a height of 24 meters, 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.

Key Property Features

Property Type: Commercial Building Plot
Location: Chryseleousa, Strovolos, Nicosia
Planning Zone: Eb3 (Commercial)
Building Density: 160% (Focus on high-yield development and strategic acquisition)
Coverage Ratio: 50%
Structural Allowance: 6 Floors / 24m Height (Ideal for office buildings and high-ROI projects)
Infrastructure: Advantageous corner position with immediate access to all urban 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 in a prime pocket of Chryseleousa, 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 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 1.5 km away, providing rapid access to one of the capital's leading higher education institutions.
Apollonion Private Hospital: Reachable within a short 4-minute drive, ensuring proximity to leading healthcare services.
Aretaeio Hospital: Positioned within a 5-minute drive, providing access to a premier private medical facility.
Mall of Engomi: Located within a 6-minute drive, ensuring effortless access to a variety of retail stores, supermarkets, and cafes.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density commercial plot in Chryseleousa is an unparalleled opportunity. Prime development land with this specific density and corner 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: **344m²**

Further Details

Corner Plot

Gallery

