

For Sale, Land, Plot, Nicosia, Strovolos, Agios Vasileios, 493m²

For Sale : **€ 245,000**

Description
High-Yield Residential Plot for Sale in Strovolos – Strategic Development Opportunity

Whether you are a visionary developer ready to create a landmark residential project or a smart investor looking to secure a high-yield asset, this exceptional building plot in a premier 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 high-yield development and significant return on investment in a central urban setting.

Strategic Development and Yield Potential
Boasting a well-positioned surface in a desirable residential zone, this property is primed for immediate construction. With a 100% building density and 50% coverage ratio, the zoning offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern 3-story residential building. The plot is perfectly located to maximize ROI for developers looking to capitalize on the demand for contemporary urban apartments, making the transition from blueprint to reality incredibly smooth with a structural allowance for 3 floors.

Key Features

Property Type: Residential Building Plot
Location: Strovolos, Nicosia
Planning Zone: Residential
Building Density: 100% (Focus on high-yield development and strategic acquisition)
Coverage Ratio: 50%
Structural Allowance: 3 Floors (Ideal for apartment complexes and high-ROI projects)
Infrastructure: Located in a nice residential area with immediate proximity to all urban utilities
Cyprus real estate investment: High-value potential in a central and accessible residential hub

Location and Neighborhood Benefits
Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a premium neighborhood in Strovolos, this plot offers a rare balance of residential appeal and extreme convenience. You are just a short drive from the capital's primary commercial, educational, and healthcare hubs, making it an area highly attractive to both families and quality tenants. Enjoy proximity to local parks, 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 Aretaeio Hospital: Located within a 3-minute drive of one of the capital's leading private healthcare providers.
English School: Situated just 1.5 km away, providing proximity to one of the most prestigious educational institutions in Nicosia.
Falcon School: Reachable within a short 4-minute drive, offering proximity to another top-tier international school.
Strovolos Municipal Theatre: Positioned within a 4-minute drive, ensuring easy access to a key cultural and administrative landmark.
Pedieos River Linear Park: Located within a 3-minute drive, providing immediate access to the city's most popular green walking and cycling trail.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density plot for sale in Strovolos is an unparalleled opportunity. Prime development land with this specific density 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 residential project. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for over 32 years, offering unmatched expertise and a commitment to excellence.

Details

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

Main Features

Property Subtype: **Plot** Town Planning Zone: **Residential** Height: **14**

Area

Plot Area: **493m²**

Gallery

