



For Sale, Land, Plot, Nicosia, Strovolos, Agios Vasileios, 648m²

For Sale : **€ 205,000**

Description

The Foundation of Your Future

Whether you are a family ready to build your custom forever home or a smart investor looking to secure a high-quality asset, this exceptional building plot in a quiet cul-de-sac in Strovolos offers the perfect blank canvas. Buying land in this peaceful, low-traffic location just off Tseriou Avenue provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This site is specifically suited for those who prioritize privacy, space, and building a custom home within one of the most desirable residential sectors of the capital.

The Perfect Density for a Private Family House

Boasting a well-positioned surface in a premier residential pocket, this property is primed for immediate construction. With a 60% building density and 35% coverage ratio, this is the perfect density for a beautiful, private single-family house or a pair of semi-detached homes. The zoning allows for a spacious, multi-level residence up to 10 meters in height, ensuring a high-value living environment and a solid long-term investment. Located away from the noise of main roads yet within easy reach of every necessity, the transition from blueprint to reality is incredibly smooth for those seeking plots of land for sale in Strovolos.

Key Features

Property Type: Residential Building Plot

Location: Strovolos, Nicosia (Cul-de-sac near Tseriou Avenue)

Planning Zone: Ka8 (Residential)

Building Density: 60% (The perfect density for a beautiful, private single-family house)

Coverage Ratio: 35%

Structural Allowance: 2 Floors / 10m Height

Access: Located on a quiet cul-de-sac with minimal traffic

Cyprus real estate investment: High-value potential in a tranquil and sought-after 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, quiet neighborhood in Strovolos, this plot offers a rare balance of peaceful living and extreme convenience. You are just a short drive from the capital's primary commercial centers and top-tier schools, making it an area highly attractive to families. Enjoy proximity to local bakeries, supermarkets, and the benefits of being in a well-connected district with swift access to the motorway and city center.

Land for sale near Tseriou Avenue: Located within a 1 minute drive of one of the most active commercial and service arteries in the district.

The Grammar School: Situated just a 5 minute drive away, providing proximity to one of the island's premier private educational institutions.

GSP Stadium: Reachable within a short 6 minute drive, ensuring easy access to the region's main sports and events hub.

Mall of Cyprus and IKEA: Positioned within a 7 minute drive, offering access to the primary retail and commercial center.

Aretaeio Hospital: Located within a 6 minute drive, providing immediate access to leading private healthcare services.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this plot for sale in Strovolos is an unparalleled opportunity. Prime development land in a quiet cul-de-sac near Tseriou Avenue is highly coveted and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a site visit and discuss the possibilities for your new family home.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**



Area

Plot Area: **648m²**



Gallery

