

For Sale, Land, Plot, Nicosia, Strovolos, 1,674m²

For Sale : **€ 1,799,900**

Description
High-Yield Mixed-Use Plot in Agios Vasileios – Strategic Acquisition for High-Value Development

Whether you are a visionary developer ready to establish a landmark mixed-use project or a smart investor looking to secure a high-yield asset, these three adjoining building plots in the Agios Vasileios quarter of Strovolos offer the perfect blank canvas. Buying land in this established and highly accessible neighborhood provides the ultimate freedom to bring a dual-purpose architectural vision to life, benefited by a total area of 1,674 m² that guarantees long-term value. This site is a strategic acquisition specifically suited for those who prioritize maximum ROI and high-density development in one of Nicosia's most active urban corridors.

Strategic Development and Yield Potential

Boasting a prime position with dual zoning in the commercial Eb5 and residential Ka6 zones, this property is primed for immediate construction. With a 120% building density for the commercial portion and 90% for the residential segment, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern office building, retail flagship, or a sophisticated residential complex. The zoning allows for maximum utilization of the plot's area, providing a clear path for developers looking to capitalize on the high demand for premium business and residential space to maximize yield potential in a high-value urban hub.

Property Type: Three Adjoining Mixed-Use Plots
Location: Agios Vasileios, Strovolos, Nicosia
Total Area: 1,674 m²
Planning Zones: Ka6 (59% Residential) and Eb5 (41% Commercial)
Building Density: 120% (Eb5) / 90% (Ka6) (Focus on high-yield development and strategic acquisition)
Cover Factor: 50%
Infrastructure: Central location with immediate access to all essential public utilities and major road networks
Legal Status: Title deeds available
Cyprus real estate investment: High-value potential for mixed-use development in a central 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 pocket of Strovolos, these plots offer 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 supermarkets, cafes, and restaurants, with swift access to the city center and the primary motorway network.

Land for sale near GSP Stadium: Located within a 4-minute drive of the island's primary sports and events landmark.
Strovolos Town Hall: Situated just 1.5 km away, providing rapid access to the district's primary administrative and civic center.
General Hospital of Nicosia: Reachable within a short 5-minute drive, ensuring proximity to the capital's largest medical facility.
Mall of Cyprus: Positioned within a 5-minute drive, offering immediate access to the premier retail and entertainment destination.
Athalassas National Forest Park: Located within a 4-minute drive, providing access to the city's largest green lung and recreational space.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, these high-density adjoining plots in Strovolos are an unparalleled opportunity. Prime development land with this specific density and 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**
Unit Number: **PLOT 15, 16, 17**
Website

Main Features

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

Area

Plot Area: **1,674m²**