



**For Sale, Land, Field, Nicosia, Strovolos, Agios Vasileios, 12,561m²**

(ID:PR39692), REG.8/448, AGIOS VASILEIOS, STROVOLOS, NICOSIA

For Sale : € 940,000

**Description**

Prime Residential Field for Sale in Agios Vasilios, Strovolos, Nicosia

Seize a remarkable opportunity with G&P Lazarou Estate Agents! This expansive field in Agios Vasilios, Strovolos, Nicosia, is perfectly positioned just 1.5km west of G.S.P. Stadium and 1km southeast of the American Medical Center. Surrounded by schools, shops, cafes, and urban amenities, it's ideal for families or developers seeking proximity to Nicosia's vibrant core. Featuring an irregular shape with an even surface, the field offers a generous 60m frontage. It falls within Residential Zone Kα7 (94%, 80% building density), Protection Zone Δα2 (3%, 1% building density), and No Zone (3%), providing versatile development potential for a modern home or small residential project. Note that the plot is affected by expropriation for Ippokratous and Argiroupoleos Avenues' construction/improvement, with open Land Registry files for road and water projects (1/ΔAE/746/2010, 1/ΔAE/337/2014, 1/ΔAE/900049/19, 1/ΔAE/9875/2000).

Contact G&P Lazarou Estate Agents at [www.gplazarou.com](http://www.gplazarou.com) to secure this Agios Vasilios treasure today!

**Details**

|                            |                          |                         |
|----------------------------|--------------------------|-------------------------|
| Property Type: <b>Land</b> | Status: <b>Withdrawn</b> | <a href="#">Website</a> |
|----------------------------|--------------------------|-------------------------|

**Main Features**

|                                |                                        |                   |
|--------------------------------|----------------------------------------|-------------------|
| Property Subtype: <b>Field</b> | Town Planning Zone: <b>Residential</b> | Height: <b>10</b> |
|--------------------------------|----------------------------------------|-------------------|

**Area**

Plot Area: **12,561m²**



## Gallery

