

For Sale, Land, Plot, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 261m²

For Sale : **€ 220,000**

Description
High-Yield Residential Plot for Sale in Strovolos – Strategic Investment 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 261 sq.m. plot in the Apostolos Varnavas & Agios Makarios Quarter of Strovolos offers the perfect blank canvas. Buying land in this popular and vibrant area 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-density development and significant return on investment in a premier urban setting.

Strategic Development Opportunities
Boasting a prime position in the desirable Ka4 zone, this property is primed for a major residential transformation. With a high building density of 120% and a 50% coverage ratio, the zoning offers fantastic versatility: it is an ideal high-yield development specifically suited for a multi-story apartment complex of up to 3 floors and 13.5 meters in height. The plot is perfectly located to maximize ROI for developers looking to capitalize on the intense demand for contemporary urban living in the capital, making the transition from blueprint to reality incredibly smooth in an area where modern apartments are in constant demand.

Key Features

Property Type: Residential Plot
Location: Apostolos Varnavas & Agios Makarios, Strovolos, Nicosia
Plot Size: 261 sq.m. of high-value land
Planning Zone: Ka4 (Residential)
Building Density: 120% (Ideal for high-yield development of apartment complexes)
Coverage Ratio: 50%
Structural Allowance: 3 Floors / 13.5m Height
Infrastructure: Located in a highly popular residential area with immediate access to all utilities
Cyprus real estate investment: Strategic acquisition in a high-demand and central 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 vibrant part of Strovolos, this plot offers a rare balance of residential appeal and extreme convenience. You are in the immediate vicinity of major retail, administrative, and healthcare landmarks, making it an area highly attractive to both modern families and quality tenants. Enjoy the benefits of an established district with high demand for housing and seamless connectivity to the city center and the motorway.

Land for sale near Stavrou Avenue: Located within a 2-minute drive of one of Nicosia's most popular commercial streets, filled with shops, cafes, and services.
Aretaeio Hospital: Situated just 1.2 km away, providing rapid access to leading private healthcare services.
Falcon School: Reachable within a short 3-minute drive, offering proximity to one of the most prestigious international schools in the capital.
Strovolos Municipal Hall: Positioned within a 4-minute drive, ensuring easy access to the district's primary administrative center.
Mall of Cyprus and IKEA: Located within a 6-minute drive, providing effortless access to the region's premier retail and commercial destination.

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 popular 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.

Details

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

Main Features

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

Area

Plot Area: **261m²**

Gallery

