

For Sale, Land, Plot, Nicosia, Strovolos, Agios Vasileios, 267m²

For Sale : **€ 120,000**

Description
Prime Residential Plot for Sale in Strovolos – Unmatched Development Potential

The Foundation of Your Future
Whether you are a family ready to build your custom forever home or a smart investor looking to develop a profitable apartment complex, this exceptional residential plot in Strovolos offers the perfect blank canvas. Buying land in this highly sought-after area near the American Heart Institute provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This is a rare chance to secure premium Cyprus real estate in a quiet, established neighborhood designed for quality living.

Versatile Development Opportunities
Boasting a flat, well-positioned surface in a prestigious residential sector, this property is primed for immediate construction. With an 80% building density, the zoning offers fantastic versatility: it is perfectly sized for a spacious family house or a residential building. The plot comes with the significant advantage of included architectural plans and a building license with 5% VAT already imposed, while the land sale itself is not subject to VAT. With a title deed ready, the transition from blueprint to reality is incredibly smooth for those looking for plots of land for sale in Strovolos.

Key Property Features

Property Type: Half Residential Plot
Plot Size: Approximately 270m2 of flat, easily developable land
Planning Zone: Ka7 (Residential)
Building Density: 80% (Perfectly sized for a spacious family house or a residential building)
Coverage Ratio: 45%
Infrastructure: Registered public road access with direct water and electricity connections
Legal Status: Title deed available
Additional Benefits: Architect plans and building license included
Taxation: No VAT on land purchase

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 city center, making it an area highly attractive to both families and future tenants. Enjoy walking distance to local landmarks, swift access to the highway, and close proximity to the capital's top schools, bakeries, and shopping centers.

Land for sale near American Heart Institute: Located within the immediate vicinity of one of the island's most prominent medical centers.
French Ambassador Residence: Situated just 2 minutes away, providing a prestigious geographical reference point.
Acropolis Park: Reachable within a short 5-minute drive, offering access to one of the district's most popular green landmarks.
Aretaeio Hospital: Positioned within a 4-minute drive, ensuring rapid access to premier private healthcare services.
Stavrou Avenue: Located just minutes away, ensuring easy access to Nicosia's busiest commercial high street and retail hub.

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 with this specific density and ready-to-build status is highly coveted and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a site visit and discuss the possibilities for your next Cyprus real estate investment.

Details

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

Main Features

Property Subtype: **Plot** Town Planning Zone: **Residential** Height: **10**

Area

Plot Area: **267m²**

Further Details

Water, Electricity

Gallery

