



For Sale, Land, Plot, Nicosia, Strovolos, Agios Vasileios, 18,367m²

For Sale : **€ 2,800,000**

Description

Strategic 18,367sq.m. land parcel, ideal for a large-scale residential complex development, situated in the prime and rapidly expanding area of Agios Vasileios, in Strovolos municipality, in Nicosia district. Location: Strategically positioned in a sought-after growth corridor, just 100m east of the PAEEK sporting center and 500m north of Spyros Kyprianou Avenue. Surrounded by modern residential infrastructure, ensuring long-term value appreciation. Property Highlights: • Total Land Area: 18,367 sq.m. (offering 52% shared ownership of ten (10) distinct, continuous residential plots). • Frontage: Massive, combined layout frontage accessed via two registered roads, featuring individual plot road exposures ranging up to 49m, multiple corner placements, and direct access to public green spaces. • Shape & Terrain: Multi-plot layout with flat terrain, offering optimized building efficiency for a unified community master plan. • Infrastructure: Convenient access from two registered roads with close proximity to primary transport arteries and district athletic hubs. • Investment Potential: This expansive parcel represents a significant opportunity for a premium, large-scale residential community. Its vast size and residential configuration allow for flexible master-planning and optimized suburban development. Individual Plot Inventory • Plot 1: 565 sq.m. Corner 45m frontage Abuts public green area. • Plot 2: 645 sq.m. 24m frontage Abuts public green area. • Plot 3: 650 sq.m. Corner 49m frontage Abuts green & social areas. • Plot 4: 573 sq.m. Corner 47m frontage. • Plot 5: 590 sq.m. 20m frontage. • Plot 6: 560 sq.m. Corner 44m frontage. • Plot 10: 683 sq.m. 21m frontage. • Plot 12: 535 sq.m. 17m frontage Abuts public pathway. • Plot 13: 530 sq.m. 19m frontage. • Plot 14: 849 sq.m. Cul-de-sac 43m frontage Abuts public pathway. Planning Zone: The property falls entirely within Residential Zone Kα8, with a building coefficient of 60%, coverage of 35%, and permission for 2 floors (up to 10 meters maximum height) of construction.

Details

Property Type: Land	Status: Available	Website
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Main Features

Property Subtype: Plot	Town Planning Zone: Residential	Furnished: Unfurnished
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Area

Plot Area: **18,367m²**



Gallery

