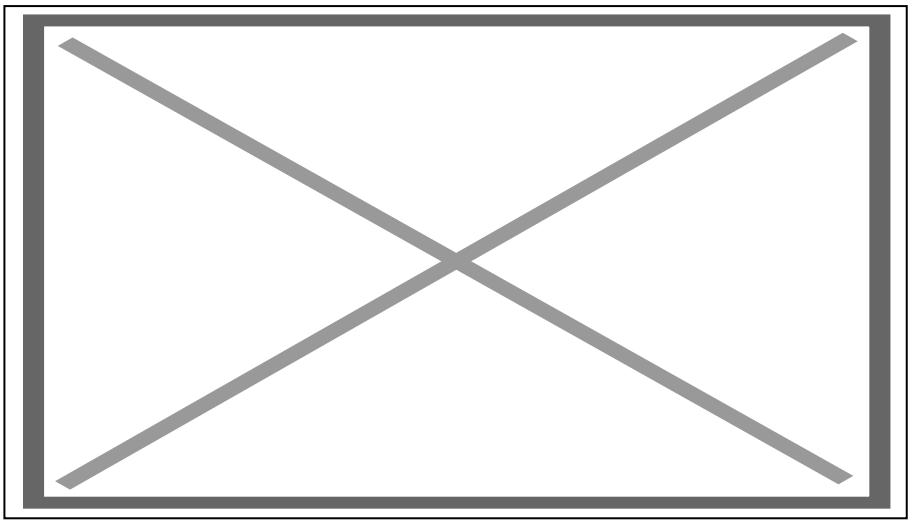


For Sale, Land, Plot, Nicosia, Strovolos, Dasoupolis, 774m²

For Sale : **€ 610,000**

Description
High-Yield Residential Corner Plot in Dasoupoli – Strategic Acquisition for High-Value Development

Whether you are a visionary developer ready to establish a landmark residential project or a smart investor looking to secure a high-yield asset, this exceptional 774 sq.m. corner building plot in the prestigious Dasoupoli area of Strovolos offers the perfect blank canvas. Buying land in this established and highly accessible neighborhood 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 maximum ROI and strategic development in one of Nicosia's most sought-after urban sectors.

Strategic Development and Yield Potential

Boasting a well-positioned corner surface in the desirable Ka4 residential zone, this property is primed for immediate construction. With a 120% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern 3-story apartment building. The zoning allows for maximum utilization of the plot's area up to a height of 13.50 meters, providing a clear path for developers looking to capitalize on the high demand for contemporary urban housing and maximize yield potential in a high-value residential hub.

Key Property Features

Property Type: Residential Corner Building Plot
Location: Dasoupoli, Strovolos, Nicosia
Plot Size: 774 sq.m. of prime, developable land
Planning Zone: Ka4 (Residential)
Building Density: 120% (Focus on high-yield development and strategic acquisition)
Coverage Ratio: 50%
Structural Allowance: 3 Floors / 13.50m Height (Ideal for apartment complexes and high-ROI projects)
Infrastructure: Advantageous corner position with immediate access to all urban utilities
Legal Status: Title deed available; Not subject to V.A.T.
Cyprus real estate investment: High-value potential in a central and growing 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 premium pocket of Dasoupoli, this plot offers a rare balance of residential appeal and extreme convenience. You are just a short drive from the capital's primary commercial, educational, and healthcare hubs, making it an area highly attractive to both families and quality tenants. Enjoy proximity to major retail landmarks, swift access to the city center, and the benefits of being in a well-connected district with every modern necessity nearby.

Land for sale near Aretaeio Hospital: Located within a 3-minute drive of one of the capital's leading private healthcare facilities.
Athalassa National Forest Park: Situated just 1.8 km away, providing rapid access to the city's largest green lung and nature trails.
Falcon School Cyprus: Reachable within a short 4-minute drive, ensuring proximity to a leading international educational institution.
Acropolis Park: Positioned within a 4-minute drive, offering access to one of the city's most iconic green spaces and recreational landmarks.
The Mall of Cyprus: Located within a 6-minute drive, ensuring seamless connectivity to the capital's premier shopping and dining district.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential corner plot in Dasoupoli is an unparalleled opportunity. Prime development land with this specific density and corner 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 residential 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**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **14**

Area

Plot Area: **774m²**

Further Details

Corner Plot