

For Sale, Land, Plot, Nicosia, Egkomi, 13,802m²

For Sale : **€ 6,500,000**

Description
Build the foundation of your future with this exceptional residential land opportunity located in a quiet and highly desirable area of Strovolos, just off Archangelou Michael Avenue. This property is where your vision takes shape, offering a serene and high-value environment for those who prioritize privacy, space, and a refined quality of life. Situated in a neighborhood characterized by modern residences and a peaceful atmosphere, this site provides a unique opportunity to create a private sanctuary or a small-scale luxury development in one of Nicosia's most stable residential enclaves.

Family Living and Long-term Investment

Falling within the Kα8 residential zone, this asset is a prime choice for those focusing on family living and long-term investment. With a building density of 60% and a coverage factor of 35%, the land emphasizes privacy and the creation of custom homes with generous outdoor space. These specifications allow for the construction of elegant residences across 2 floors with a maximum height of 10 metres, ensuring a low-density atmosphere that preserves the character of the neighborhood. Investing in a plot with such favorable factors in a well-established area of Strovolos ensures that your project remains a secure and solid asset for 3 decades of experience.

Description: Residential land ideal for a development. Located off Archangelou Michael in Strovolos. The plot falls within the residential planning zone Kα8 with 60% building density, 35% coverage, 2 floors and a maximum height of 10m. The land is situated in a high-demand residential pocket, surrounded by modern villas and offering a peaceful living environment with immediate access to major urban arteries.
Building Density: 60%
Cover Factor: 35%
Town Planning Zone: Kα8
Proximity Landmarks: Located near the Archangelos Michael Church and the Pedieos Linear Park.

Strategic Location and Community Amenities

The true value of this property is rooted in its strategic location, bridging the gap between quiet residential life and essential urban services. This ensures that your project remains highly accessible, providing a competitive edge for future resale or long-term residency.

Plots of land for sale in Strovolos: A significant opportunity to secure a high-quality residential plot in a premium family-oriented district.
Cyprus real estate investment: A top-tier asset perfect for those seeking capital appreciation and a high-quality lifestyle.
Archangelos Michael Church: Situated just 1 minute away, serving as a well-known and recognizable landmark for the location.
Pedieos Linear Park: Reachable in just 2 minutes, offering immediate access to the city's primary green corridor for recreation and exercise.
Strovolos Municipal Hall: Located within a 4-minute drive, placing your home near the administrative heart of the municipality.
Aretaeio Private Hospital: Positioned only 5 minutes away, ensuring immediate access to world-class medical facilities.
Nicosia City Center: A short 8-minute drive ensures your home stays perfectly connected to the capital's central business heart.

If you are looking for G&P Lazarou trusted properties that provide both prestige and the perfect setting for a custom home project, this Strovolos site is a remarkable opportunity. Residential plots with 60% density in such a coveted and quiet location move quickly once on the market.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discover how this property can serve as the foundation of your future. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for 3 decades of experience, committed to helping you find the perfect ground for your success.

Details

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

Main Features

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

Area

Plot Area: **13,802m²**