

For Sale, Land, Plot, Nicosia, Strovolos, 530m²

For Sale : **€ 300,000**

Description
High-Yield Corner Residential Plot in Strovolos – Strategic Investment Opportunity

Whether you are a family ready to build your custom forever home or a smart investor looking to develop a profitable residential project, this exceptional corner plot in the heart of Strovolos offers the perfect blank canvas. Buying land in this established and highly sought-after 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 high-value residential opportunity specifically suited for those who prioritize corner-plot flexibility, enhanced privacy, and modern living in a premier Nicosia district.

Versatile Development Opportunities
Boasting a well-positioned corner surface in the desirable Ka6 zone, this property is primed for immediate construction. With a 90% building density and a 50% coverage ratio, the zoning offers fantastic versatility: it is perfectly sized for a spacious, multi-level private home with a garden or a small-scale housing project for high-yield returns. The plot is ideally suited for those looking for plots of land for sale in Strovolos that balance suburban comfort with strong development potential, making the transition from blueprint to reality incredibly smooth with a structural allowance for 2 floors and 10 meters in height.

Key Property Features

Property Type: Corner Residential Plot
Location: Strovolos, Nicosia
Planning Zone: Ka6 (Residential)
Building Density: 90% (Balance between small development and high-value living)
Coverage Ratio: 50%
Structural Allowance: 2 Floors / 10m Height
Orientation: Corner position offering enhanced architectural flexibility and natural light
Infrastructure: Located in a well-established area with easy access to all main utilities
Legal Status: Title deed available
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 neighborhood in Strovolos, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major retail, educational, and healthcare landmarks, making it an area highly attractive to both families and quality tenants. Enjoy proximity to local parks, top-tier schools, and the benefits of being in a well-connected district with seamless access to the city center and the motorway.

Land for sale near Mall of Cyprus: Located within a 5-minute drive of the island’s premier shopping, dining, and entertainment destination.
Aretaeio Hospital: Situated just 1.5 km away, providing rapid access to leading private healthcare services.
Falcon School: Reachable within a short 4-minute drive, offering proximity to one of the most prestigious international schools in Nicosia.
Strovolos Town Hall: Positioned within a 4-minute drive, providing easy access to the district's primary administrative and civic center.
Acropolis Park: Located within a 5-minute drive, providing immediate access to one of the city's most popular green spaces and walking trails.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this corner plot for sale in Strovolos is an unparalleled opportunity. Prime development land with this specific density in such a central location is highly coveted and 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 32 years, offering unmatched expertise and a commitment to excellence.

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **530m²**

Gallery

