

For Sale, Land, Plot, Nicosia, Strovolos, 546m²

For Sale : **€ 218,000**

Description
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 residential plot in Strovolos offers the perfect blank canvas. Buying land in this highly sought-after and central area 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 neighborhood designed for quality living and strategic growth.

Versatile Development Opportunities
Boasting a well-positioned 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 family house with a garden, or a small development of residential units for high-yield returns. The plot is ideally suited for those looking for plots of land for sale in Strovolos that balance urban convenience with strong development potential, making the transition from blueprint to reality incredibly smooth.

Key Features

Property Type: Residential Plot
Location: Strovolos, Nicosia
Planning Zone: Ka6 (Residential)
Building Density: 90% (Perfectly sized for a spacious family house or a residential building)
Coverage Ratio: 50%
Structural Allowance: 2 Floors / 10m Height
Taxation: Subject to V.A.T.
Cyprus real estate investment: High-value potential in a central 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 commercial, educational, and healthcare landmarks, making it an area highly attractive to both families and quality tenants. Enjoy proximity to local parks, the Pedieos River linear park, and the benefits of an established community with top-tier amenities.

Land for sale near European University Cyprus: Located within a 4-minute drive of one of the island's leading higher education institutions.
Strovolos Municipal Theatre: Situated just a 5-minute drive away, offering proximity to a key cultural and administrative landmark.
K-Cineplex Strovolos: Reachable within a short 5-minute drive, ensuring easy access to one of the district's main entertainment hubs.
Ayios Demetrios Park: Positioned within a 7-minute drive, providing access to the largest and most popular green park in Strovolos.
Archbishop Makarios III Hospital: Located within a 6-minute drive, ensuring rapid access to the primary specialized medical center.

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 in this area 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 Cyprus real estate investment.

Details

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

Main Features

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

Area

Plot Area: **546m²**

Gallery


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