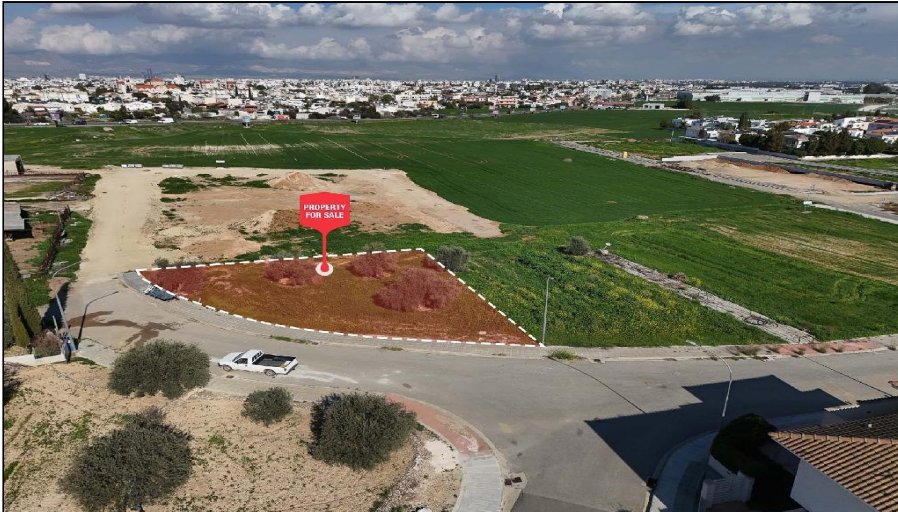




For Sale, Land, Plot, Nicosia, Strovolos, Agios Vasileios, 542m²

(ID:PR42069), REG.0/14545, AGIOS VASILEIOS, STROVOLOS (Omorfitas street), NICOSIA

For Sale : **€ 190,000**

Description

The Foundation of Your Future

Whether you are a family ready to build your custom forever home or a smart investor looking to secure a high-quality asset, this exceptional residential plot in the Agios Vasileios Quarter of Strovolos offers the perfect blank canvas. Buying land in this high-demand area, located south of Spyrou Kyprianou Avenue and east of the American Medical Center, provides the ultimate freedom to bring your architectural vision to life. This site is specifically suited for those who prioritize privacy, space, and building a custom home within a vibrant community that guarantees long-term value.

The Perfect Density for a Private Family House

Boasting a well-positioned surface with a generous 40-meter frontage along its southwestern boundary, this property is primed for immediate construction. With an 80% building density and a 45% coverage ratio, this is the perfect density for a beautiful, private single-family house. The zoning allows for a spacious, multi-level residence across 2 floors, ensuring a high-value living environment and a solid long-term investment. Located in a central pocket of Strovolos with easy access to the motorway, the transition from blueprint to reality is incredibly smooth for those seeking plots of land for sale in Strovolos.

Key Features

Property Type: Residential Plot

Location: Agios Vasileios, Strovolos, Nicosia

Planning Zone: Ka7 (Residential)

Building Density: 80% (The perfect density for a beautiful, private single-family house)

Coverage Ratio: 45%

Structural Allowance: 2 Floors / 10m Height

Frontage: 40 meters along a public registered road

Infrastructure: Excellent connectivity to schools, banks, supermarkets, and shops

Cyprus real estate investment: High-value potential in a growing and accessible 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, active neighborhood in Strovolos, this plot offers a rare balance of residential comfort and extreme convenience. You are just a short drive from the capital's primary commercial centers and top-tier medical facilities, making it an area highly attractive to families. Enjoy proximity to local parks, swift access to the city center, and the benefits of being in a well-connected district with every modern amenity at your doorstep.

Land for sale near American Medical Center: Located within a 2-minute drive of one of the island's most advanced healthcare institutions.

Falcon School: Situated just 1.5 km away, providing proximity to one of the capital's most prestigious international schools.

Strovolos Municipal Hall: Reachable within a short 4-minute drive, ensuring easy access to the district's primary administrative center.

Mall of Cyprus and IKEA: Positioned within a 5-minute drive, ensuring effortless access to the region's premier retail and commercial destination.

Athalassa National Forest Park: Located within a 4-minute drive, providing immediate access to Nicosia's largest green recreational area.

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 and such a significant frontage is highly coveted and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your new family home.



Details

Property Type: Land	Status: Available	Website
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Main Features

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

Plot Area: 542m²



Gallery

