

For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 540m²

For Sale : **€ 230,000**

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

Whether you are a visionary developer ready to create a landmark residential project or a smart investor looking to secure a high-yield asset, this exceptional residential plot on Agiou Gennadiou Street in the heart of Strovolos offers the perfect blank canvas. Buying land in this highly sought-after and vibrant suburb 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 high-yield potential and versatile design options in a premier urban setting.

Versatile Development Opportunities
Boasting a prime position 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 modern, small-scale apartment building or a pair of high-end semi-detached residences. 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: Residential Plot
Location: Agiou Gennadiou Street, Strovolos, Nicosia
Planning Zone: Ka6 (Residential)
Building Density: 90% (Perfectly sized for a small apartment project or semi-detached homes)
Coverage Ratio: 50%
Structural Allowance: 2 Floors / 10m Height
Legal Status: Title deed available for immediate transfer
Infrastructure: Municipal utilities in place with excellent public transport connectivity
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 on a prime street in the Archangelos/Makedonitissa area of Strovolos, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from the capital's primary educational, commercial, and healthcare landmarks, making it an area highly attractive to both families and quality tenants. Enjoy proximity to local parks, fitness spots, and the benefits of being in a well-connected district with seamless access to the city center.

Land for sale near University of Nicosia: Located within a 4-minute drive of the island’s largest private university and the surrounding vibrant student hub.
Mall of Engomi: Situated just a 5-minute drive away, providing rapid access to major retail outlets, supermarkets, and cafes.
Makario Stadium: Reachable within a short 3-minute drive, ensuring easy access to one of the district’s primary sports and event venues.
European University Cyprus: Positioned within an 8-minute drive, providing proximity to another major higher education center.
Strovolos Municipal Theatre: Located within a 6-minute drive, offering access to one of the capital's key cultural and administrative landmarks.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density 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 site visit 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**

Height: **10**

Area

Plot Area: **540m²**

Gallery

