

For Sale, Land, Plot, Nicosia, Strovolos, Archangelos, 679m²

For Sale : **€ 224,000**

Description
High-Yield Residential Plot for Sale in Archangelos – 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 plot in Archangelos offers the perfect blank canvas. Buying land in this prestigious and tranquil 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 a peaceful suburban lifestyle without sacrificing proximity to Nicosia's urban core.

Versatile Development Opportunities
Boasting a well-positioned surface in the desirable Ka6 zone, this under-division property is primed for a modern residential transformation. 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 high-end residential units for high-yield returns. The plot is ideally suited for those looking for plots of land for sale in Archangelos 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: Under-division Residential Plot
Location: Archangelos, Strovolos, Nicosia
Planning Zone: Ka6 (Residential)
Building Density: 90% (Perfectly sized for a spacious family house or small development)
Coverage Ratio: 50%
Structural Allowance: 2 Floors / 10m Height
Infrastructure: Located in a premier residential pocket with all utility services available
Cyprus real estate investment: High-value potential in one of Nicosia's most elite suburban hubs

Location and Neighborhood Benefits
Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a premium, quiet neighborhood in Archangelos, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major educational, recreational, and healthcare landmarks, making it an area highly attractive to both families and quality tenants. Enjoy proximity to local parks, elite 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 Archangelos Michael Convent: Located within a 2-minute drive of this significant historical and cultural landmark.
Apollonion Private Hospital: Situated just a 4-minute drive away, providing rapid access to leading healthcare services.
Nicosia Mall: Reachable within a short 6-minute drive, ensuring easy access to the capital's premier shopping and entertainment destination.
Pascal English School: Positioned within a 5-minute drive, offering proximity to one of the most prestigious private schools in the district.
Manglis Lake: Located within a 4-minute drive, providing immediate access to one of the most scenic and peaceful natural spots in the area.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this plot for sale in Archangelos is an unparalleled opportunity. Prime development land with this specific density in such a sought-after residential hub 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**

Height: **10**

Area

Plot Area: **679m²**

Gallery

