

For Sale, Land, Plot, Nicosia, Strovolos, 948m²

For Sale : **€ 1,100,000**

Description
High-Yield Mixed-Use Plot on Strovolou Avenue – Strategic Acquisition for High-Value Development

Whether you are a visionary developer ready to establish a landmark project or a smart investor looking to secure a high-yield asset, this exceptional building plot on Strovolou Avenue offers the perfect blank canvas. Buying land on one of Nicosia's most iconic and highly accessible thoroughfares provides the ultimate freedom to bring a high-profile architectural vision to life, surrounded by a thriving professional community that guarantees long-term value. This site is a strategic acquisition specifically suited for those who prioritize maximum ROI and high-density development in the capital's most active commercial corridor.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Eb3 commercial planning zone, this property is primed for immediate construction. With a 160% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern 6-story office building, retail flagship, or a sophisticated mixed-use project. The zoning allows for maximum utilization of the plot's area, providing a clear path for developers looking to capitalize on the high demand for premium business and residential space to maximize yield potential in a high-value urban hub.

Property Type: Commercial Building Plot
Location: Strovolou Avenue, Strovolos, Nicosia
Planning Zone: Eb3 (Commercial)
Building Density: 160% (Focus on high-yield development and strategic acquisition)
Cover Factor: 50%
Infrastructure: Prime frontage on a major avenue with immediate access to all essential public utilities
Legal Status: Title deed available; Subject to V.A.T.
Cyprus real estate investment: High-value potential for mixed-use development in a central hub

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated on a premium stretch of Strovolou Avenue, this plot offers a rare balance of high visibility and extreme convenience. You are just a short drive from major administrative, healthcare, and retail landmarks, making it an area highly attractive to both businesses and quality tenants. Enjoy proximity to major commercial centers, swift access to the city center, and the benefits of being in a well-connected district with every modern necessity nearby.

Land for sale near Strovolos Municipal Theatre: Located within a 2-minute drive of one of the capital's most significant cultural and artistic venues.
Pedieios Linear Park: Situated just 500 meters away, providing rapid access to the city's most popular green trail and recreational space.
Aretaeio Hospital: Reachable within a short 4-minute drive, ensuring proximity to a leading private medical facility.
European University Cyprus: Positioned within a 5-minute drive, offering easy access to a major educational and professional hub.
Strovolos Town Hall: Located within a 3-minute drive, providing immediate access to the district's primary administrative and civic center.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density plot on Strovolou Avenue is an unparalleled opportunity. Prime development land with this specific density and positioning in such a central location is a strategic acquisition that moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next high-yield development project. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for over 3 decades of experience, offering unmatched expertise and a commitment to excellence.

Details

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

Main Features

Property Subtype: **Plot** Town Planning Zone: **Commercial** Height: **24**

Area

Plot Area: **948m²**

Gallery

