

For Sale, Land, Plot, Nicosia, Strovolos, 983m²

For Sale : **€ 550,000**

Description
High-Yield Development Plot in Old Strovolos – Strategic Acquisition for High-Value Development

Whether you are a visionary developer ready to establish a landmark residential project or a smart investor looking to secure a high-yield asset, this exceptional 983sqm building plot in the charming and sought-after heart of Old Strovolos offers the perfect blank canvas. Buying land in this established and vibrant 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 strategic acquisition specifically suited for those who prioritize maximum ROI and strategic development in one of Nicosia's most traditional and well-connected urban sectors.

Strategic Development and Yield Potential

Boasting a well-positioned surface in the desirable Pa9 residential zone, this property is primed for immediate construction. With a 120% building density and 70% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern apartment complex or a high-density residential project. The zoning allows for significant utilization of the plot's area, providing a clear path for developers looking to capitalize on the high demand for housing in vibrant, well-established neighborhoods and maximize yield potential in a high-value residential hub.

Key Property Features

Property Type: Residential Building Plot
Location: Old Strovolos, Nicosia
Plot Size: 983sqm of prime, developable land
Planning Zone: Πα9 (Residential)
Building Density: 120% (Focus on high-yield development and strategic acquisition)
Coverage Ratio: 70%
Structural Allowance: High-density development potential for apartment complexes
Infrastructure: Located in a vibrant neighborhood with immediate access to all urban utilities
Legal Status: Title deed available
Cyprus real estate investment: High-value potential in a historic 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 in the charming Old Strovolos area, this plot offers a rare balance of traditional character and extreme convenience. You are just a short drive from major cultural, administrative, and retail landmarks, making it an area highly attractive to both families and quality tenants. Enjoy proximity to major parks, 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 primary cultural and performing arts venues.
Pedieios Linear Park: Situated just 800 meters away, providing rapid access to Nicosia's most iconic green trail and recreational space.
Strovolos Town Hall: Reachable within a short 3-minute drive, ensuring proximity to the district's primary administrative and civic center.
Aretaeio Hospital: Positioned within a 5-minute drive, providing access to one of the capital's leading private medical facilities.
European University Cyprus: Located within a 6-minute drive, ensuring proximity to a major educational and professional hub.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential plot in Old Strovolos is an unparalleled opportunity. Prime development land with this specific density in such a historic 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 residential 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: **Residential**

Height: **7**

Area

Plot Area: **983m²**

Gallery

