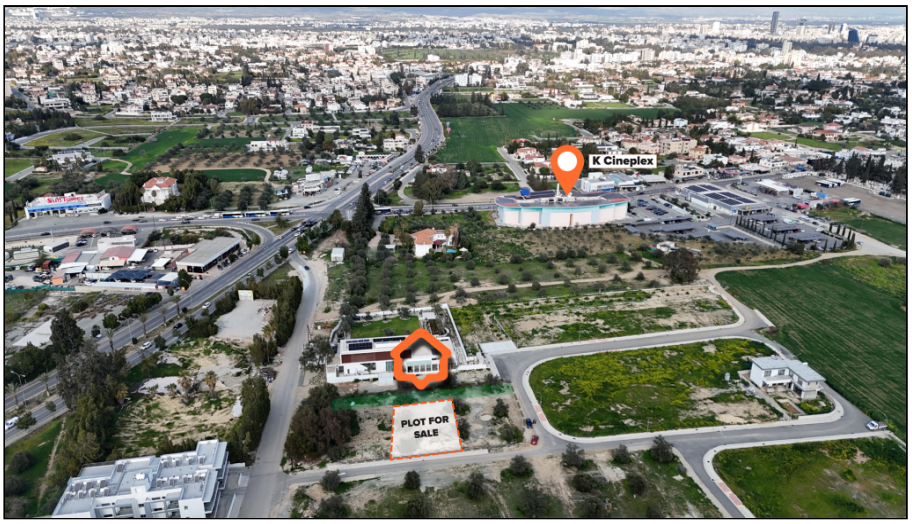


For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 709m²

For Sale : **€ 325,000**

Description
High-Value Residential Plot in Strovolos – A Long-Term Investment for Family Living

Whether you are looking to build a custom sanctuary for your family or a smart investor seeking a land asset in a premium residential area, this exceptional 709sqm plot in Strovolos offers the perfect blank canvas. Buying land in this established and peaceful 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 privacy, quiet surroundings, and the security of a long-term investment in one of Nicosia's most desirable districts.

Ideal for Custom Family Living
Boasting a generous surface area in a quiet, low-traffic street that leads to a discontinued road, this property is primed for the development of a private custom home. With a 60% building density and 35% coverage ratio under the Ka8 planning zone, the focus here is on quality of life and spacious living. The zoning ensures an environment of low-density housing, making it an ideal choice for those looking for plots of land for sale in Strovolos that offer a sense of seclusion and space for a large garden and outdoor living areas.

Key Property Features

Property Type: Residential Plot
Location: Strovolos (near K-Cineplex), Nicosia
Plot Size: 709sqm of premium, developable land
Planning Zone: Ka8 (Residential)
Building Density: 60% (Focus on family living and long-term investment)
Coverage Ratio: 35%
Structural Allowance: Ideal for a large custom family residence
Infrastructure: Located on a very quiet, low-traffic street with full access to utilities
Cyprus real estate investment: High-value potential in a prestigious and serene neighborhood

Location and Neighborhood Benefits
Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a prime pocket of Strovolos near the K-Cineplex and Lidl, this plot offers a rare balance of absolute tranquility and urban convenience. You are just a short drive from major retail, educational, and leisure landmarks, making it an area highly attractive for families. Enjoy the benefits of a well-connected district with seamless access to schools, primary shopping hubs, and the main roads leading to the city center and other districts.

Land for sale near K-Cineplex Nicosia Prime: Located within a 2-minute drive of the capital's premier cinema and entertainment hub.
Lidl Strovolos: Situated just 800 meters away, providing effortless access to daily essentials and shopping.
European University Cyprus: Reachable within a short 5-minute drive, offering proximity to one of the capital's leading academic institutions.
Falcon School: Positioned within a 7-minute drive, ensuring easy access to one of Nicosia's most prestigious international schools.
Apollonion Private Hospital: Located within a 4-minute drive, placing leading healthcare services within immediate reach.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this residential plot in Strovolos is an unparalleled opportunity. Prime development land with this specific density and peaceful location is a rare find and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next custom family home. 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: **10**

Area

Plot Area: **709m²**

Gallery



