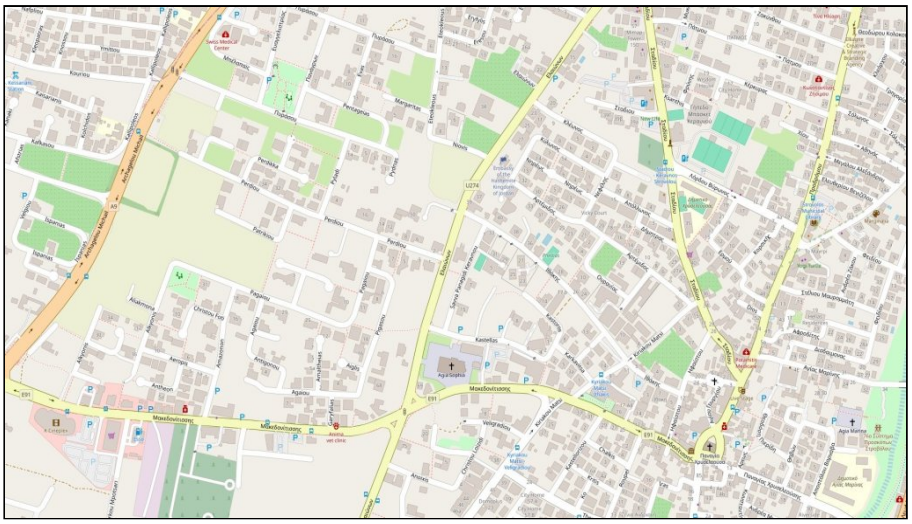


For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 1,857m²

For Sale : **€ 1,600,000**

Description
High-Value Residential Plot in Chryseleousa – Strategic Investment for Modern Living

Whether you are looking to build a custom sanctuary for your family or a smart investor seeking a profitable residential project, this expansive 1,857 m² building plot on Eleonon Street in the Chryseleousa quarter of Strovolos offers the perfect blank canvas. Buying land in this established and highly accessible area 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 central connectivity and modern living in one of Nicosia's most active urban sectors.

Versatile Development and Yield Potential

Boasting a well-positioned surface in the desirable Ka6 residential zone, this property is primed for immediate construction. With a 90% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-value development, ranging from a large detached family home with extensive grounds to a small-scale residential project for high-yield returns. The zoning allows for a 2-story building with a maximum height of 10 meters, providing a clear path for those looking to capitalize on the high demand for quality housing in a high-value residential hub.

Property Type: Residential Building Plot
Location: Chryseleousa, Strovolos, Nicosia
Plot Size: 1,857 m²
Planning Zone: Ka6 (Residential)
Building Density: 90% (Balance between small development and high-value living)
Cover Factor: 50%
Structural Allowance: 2 Floors / 10m Height
Infrastructure: Located on the prominent Eleonon Street with immediate access to all urban utilities
Legal Status: Title deed available (REG. 5/1662)
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 in a premium pocket of Strovolos, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major healthcare, educational, and retail landmarks, making it an area highly attractive to both families and quality tenants. Enjoy the benefits of being in a well-connected district with seamless access to the city center and the primary motorway network.

Land for sale near European University Cyprus: Located within a 4-minute drive of a leading higher education and professional hub.
Strovolos Town Hall: Situated just 1.1 km away, providing rapid access to the district's primary administrative and civic center.
Pedieios Linear Park: Reachable within a short 3-minute drive, ensuring proximity to the city's most popular green trail and recreational space.
Nicosia City Centre: Positioned within a 7-minute drive, ensuring seamless connectivity to the capital's central business and shopping district.
Strovolos Municipal Theatre: Located within a 4-minute drive, offering access to a major cultural hub and performance venue.

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 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 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: **10**

Area

Plot Area: **1,857m²**

Further Details

Water, Electricity, Corner Plot