

For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 539m²

For Sale : **€ 235,000**

Description
High-Yield Residential Plot for Sale in Chryseleousa – 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 539 sqm plot in the Chryseleousa area of Strovolos offers the perfect blank canvas. Buying land in this well-established and highly sought-after 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 central connectivity and modern living in a premier Nicosia district.

Versatile Development Opportunities
Boasting a well-positioned surface in the desirable Ka6 zone, this property is primed for immediate construction. 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 private garden, or a small development of residential units for high-yield returns. The plot is ideally suited for those looking for plots of land for sale in Strovolos 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: Residential Plot
Location: Chryseleousa, Strovolos, Nicosia
Plot Size: 539 sqm of prime, developable land
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 well-established area with easy access to all main utilities
Cyprus real estate investment: High-value potential in one of Nicosia’s most desirable neighborhoods

Location and Neighborhood Benefits
Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a premium neighborhood in Chryseleousa, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major educational, administrative, and healthcare landmarks, making it an area highly attractive to both families and quality tenants. Enjoy proximity to local parks, top-tier 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 European University Cyprus: Located within a 4-minute drive of one of the capital's leading higher education institutions.
Strovolos Municipal Theatre: Situated just 1.5 km away, offering proximity to a key cultural and civic landmark of the district.
K-Cineplex Strovolos: Reachable within a short 5-minute drive, ensuring easy access to one of the district's main entertainment hubs.
Pediaios Linear Park: Positioned within a 4-minute drive, providing immediate access to the city's most popular green walking and cycling trail.
Archbishop Makarios III Hospital: Located within a 6-minute drive, ensuring rapid access to the primary specialized medical center.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this plot for sale in Chryseleousa 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: **539m²**

Further Details

Corner Plot