

For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 571m²

For Sale : **€ 325,100**

Description
High-Value Residential Plot in Elaionon Gardens – 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 plot in the prestigious Elaionon Gardens neighborhood of 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 elite districts.

Ideal for Custom Family Living
Boasting a prime position in a serene and upscale environment, this property is primed for the development of a private custom home. With a 50% building density and 35% coverage ratio under the Ka8γ 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, complemented by the natural beauty of the nearby river.

Key Property Features

Property Type: Residential Plot
Location: Elaionon Gardens, Strovolos, Nicosia
Planning Zone: Ka8γ (100%)
Building Density: 50% (Focus on family living and long-term investment)
Coverage Ratio: 35%
Structural Allowance: Ideal for a large custom family residence in a prestigious area
Infrastructure: Located in an exclusive neighborhood with easy access to all main utilities
Natural Setting: Situated near the Pediaios River and its popular linear park
Cyprus real estate investment: High-value potential in one of the capital's most sought-after residential sectors

Location and Neighborhood Benefits
Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in the exclusive Elaionon Gardens area, this plot offers a rare balance of absolute tranquility and urban convenience. You are just a short drive from major educational, healthcare, and retail landmarks, making it an area highly attractive for families. Enjoy the benefits of a well-connected district with seamless access to elite schools, primary services, and the refreshing outdoor lifestyle provided by the nearby linear park.

Land for sale near Pediaios Linear Park: Located within a 1-minute walk of the city's premier green walking and cycling trail.
European University Cyprus: Situated just 1.4 km away, providing rapid access to one of the capital's leading higher education institutions.
Apollonion Private Hospital: Reachable within a short 3-minute drive, ensuring proximity to leading healthcare services.
English School: Positioned within a 4-minute drive, offering access to one of the most prestigious educational institutions in Nicosia.
Nicosia City Center: Located within a 6-minute drive, providing effortless access to the heart of the capital's commercial and social life.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this residential plot in Elaionon Gardens is an unparalleled opportunity. Prime development land with this specific density in such an elite 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: **571m²**

Further Details

Corner Plot