

For Sale, Land, Plot, Nicosia, Strovolos, Agios Dimitrios, 864m²

For Sale : **€ 650,000**

Description
High-Yield Residential Plot in Agios Demetrios – Strategic Acquisition for High-Yield 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 864 sq.m. building plot in the prestigious Agios Demetrios area of Strovolos offers the perfect blank canvas. Buying land in this established and highly accessible 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 sought-after and elite residential sectors.

Strategic Development and Yield Potential

Boasting a well-positioned surface in the desirable Ka4 residential zone, this property is primed for immediate construction once the existing structure is cleared. With a 120% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern 3-story luxury apartment building. The zoning allows for maximum utilization of the plot's area, providing a clear path for developers looking to capitalize on the high demand for contemporary urban housing and maximize yield potential in a high-value residential hub.

Key Property Features

Property Type: Residential Building Plot
Location: Agios Demetrios, Strovolos, Nicosia
Plot Size: 864 sq.m. of prime, developable land
Planning Zone: Ka4 (Residential)
Building Density: 120% (Focus on high-yield development and strategic acquisition)
Coverage Ratio: 50%
Structural Allowance: 3 Floors / 13.5m Height (Ideal for luxury apartment complexes)
Infrastructure: Located in a premium residential area with immediate access to all urban utilities
Legal Status: Title deed available
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 Agios Demetrios very close to Athalassas Avenue, this plot offers a rare balance of residential appeal and extreme convenience. You are just a short drive from the capital's primary commercial, educational, and healthcare hubs, making it an area highly attractive to both families and quality tenants. Enjoy proximity to major retail landmarks, 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 Aretaeio Hospital: Located within a 2-minute drive of one of the capital's leading private healthcare facilities.
Falcon School Cyprus: Situated just 1.2 km away, providing rapid access to a leading international educational institution.
Acropolis Park: Reachable within a short 3-minute drive, ensuring proximity to one of the city's most iconic green spaces.
The English School: Positioned within a 4-minute drive, offering easy access to one of the most prestigious international educational institutions in Cyprus.
Athalassa National Forest Park: Located within a 5-minute drive, ensuring proximity to the city's largest green lung and nature trails.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential plot in Agios Demetrios is an unparalleled opportunity. Prime development land with this specific density 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 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: **14**

Area

Plot Area: **864m²**

Further Details

Corner Plot