



For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 544m²

PERATIKA, CHRYSELEOUSA, STROVOLOS,
NICOSIA, REG. 3/358

For Sale : **€ 300,000**

Description

High-Yield Development Opportunity in Strovolos – Strategic Acquisition for Apartments

Whether you are a visionary developer ready to create a landmark residential project or a smart investor looking to secure a high-yield asset in the heart of Nicosia, this exceptional plot near the Stephanis flagship store offers the ultimate blank canvas. Situated in a high-demand residential and commercial hub, this site is a strategic acquisition specifically suited for those who prioritize maximum ROI and high-density development. The property currently contains an existing house that provides the flexibility to either be renovated for immediate use or demolished to make way for a contemporary multi-level project, capturing the constant demand for premium urban living in this vibrant quarter.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Ka4 Residential Zone, this property is primed for a high-density urban transformation. With a 120% building density and 50% coverage ratio, the site offers fantastic versatility for a modern residential complex. The zoning naturally allows for the erection of a three-storey building, making it an ideal project for developers looking for high-yield development and strategic acquisition in a central location. This plot is perfectly sized to accommodate a luxury apartment building that meets the needs of professionals seeking proximity to the city's major retail and administrative centers.

Key Features

Property Type: Residential Building Plot

Location: Strovolos (near Stephanis), Nicosia

Existing Structure: House suitable for renovation or demolition

Planning Zone: Ka4 (Residential)

Building Density: 120% (High-yield development and strategic acquisition focus)

Coverage Ratio: 50%

Structural Allowance: 3 Floors (Ideal for apartment complexes and high-ROI projects)

Infrastructure: Located in a prime urban area with immediate proximity to all utilities

Cyprus real estate investment: Premium development potential in a central and active hub

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a prestigious and highly accessible pocket of Strovolos, this plot offers a rare balance of urban visibility and residential convenience. You are positioned within the immediate vicinity of the district's most important commercial, educational, and healthcare landmarks, ensuring high occupancy potential for residential units. Enjoy the benefits of a well-connected district with seamless access to the Nicosia city center and the primary transportation arteries of the capital.

Land for sale near Stephanis Strovolos: Located within a 1-minute walk of one of the city's most prominent retail landmarks.

Strovolos Municipal Theatre: Situated just 800 meters away, providing proximity to a key cultural and civic landmark.

English School: Reachable within a short 3-minute drive, offering proximity to one of the most prestigious educational institutions in Nicosia.

Aretaeo Hospital: Positioned within a 4-minute drive, ensuring rapid access to leading private healthcare services.

Ministry of Foreign Affairs: Located within a 4-minute drive, placing the property near the heart of the capital's administrative district.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density plot in Strovolos is an unparalleled opportunity. Prime development land with 120% density in such a central residential hub 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 32 years, 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: **544m²**