

For Rent, Land, Plot, Nicosia, Strovolos, Chryseleousa, 2,195m²

For Rent : **€ 6,000**

Description
Strategic Acquisition: High-Yield Commercial Development Land in Strovolos

This expansive 2,195 m2 commercial plot, situated in a prime, high-visibility sector of Strovolos, presents a sophisticated opportunity for investors focused on High-Yield Development and Strategic Acquisition. Falling within the Eβ4 planning zone with a robust building density of 140% and a coverage factor of 50%, the property is perfectly calibrated for the development of a major commercial landmark, such as a flagship retail center, corporate office headquarters, or premium showrooms. Its substantial scale and high-density parameters make it a high-performance asset for any Cyprus real estate investment looking for a project with substantial ROI potential in the capitals most active commercial district.

The plots technical specifications allow for a modern architectural project that maximizes both vertical space and urban functionality, benefiting from exceptional exposure in a high-traffic area. As a standout choice among plots of land for sale in Strovolos, this property offers the scale and versatility required for top-tier commercial development. Choosing G&P Lazarou trusted properties ensures you are acquiring a site with the professional and authoritative foundation required for a successful venture in a location where urban growth meets high-prestige business potential.

Key Features

Location: Strovolos, Nicosia (Commercial Planning Zone Eβ4)
Plot Size: 2,195 m2 (Exceptional scale for major commercial development)
Building Density: 140% (Optimized for high-yield, multi-storey development)
Coverage Factor: 50% (Balanced for expansive urban footprint and utility)
Usage Potential: Ideal for retail, flagship showrooms, or corporate offices
Land for sale near The Landmark Nicosia: Located within a 3-minute drive of the citys most iconic hotel and business hub.
Strovolos Municipal Hall: Situated just 2.5 km away, providing proximity to the districts administrative center.
Aretaeio Hospital: Reachable within a short 4-minute drive, offering access to leading private healthcare services.
Stavrou Avenue: Positioned within close range of Nicosias premier commercial high street, ensuring high consumer traffic.
English School Nicosia: Located within a 5-minute drive, serving as a prominent geographical and educational landmark.

This property represents a rare chance to secure a large-scale, high-density commercial asset for rent in a strategic location with maximum visibility. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural feasibility and the high-yield potential of this exceptional Strovolos development land.

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Commercial**
Height: **17**

Area

Plot Area: **2,195m²**

Further Details

Corner Plot