

For Sale, Land, Plot, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 697m²

For Sale : **€ 480,000**

Description
Strategic Residential Plot for Sale in Strovolos – Unmatched Development Potential

The Foundation of Your Future
Whether you are a family ready to build your custom forever home or a smart investor looking to develop a profitable apartment complex, this exceptional 697sqm residential plot in Strovolos offers the perfect blank canvas. Buying land in this high-value location behind Stavrou Avenue provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This site is an ideal high-density investment specifically suited for a multi-unit residential apartment building.

Versatile Development Opportunities
Boasting a well-positioned surface in the prestigious Ka5 zone, this property is primed for immediate construction. With a 100% building density, the zoning offers fantastic versatility: it is an ideal high-density investment specifically suited for a multi-unit residential apartment building for high-yield returns. The plot is perfectly located to maximize ROI for developers looking to capitalize on the exceptional demand for housing in this prime district, making the transition from blueprint to reality incredibly smooth with the added benefit of no VAT.

Key Property Features

Property Type: Residential Plot
Location: Behind Stavrou Avenue, Strovolos
Plot Size: 697sqm of prime, easily developable land
Planning Zone: Ka5 (Residential)
Building Density: 100% (Ideal high-density investment specifically suited for a multi-unit residential apartment building)
Coverage Ratio: 50%
Infrastructure: Registered public road access with direct utility connections available
Taxation: No VAT
Cyprus real estate investment: High-yield potential in a premier 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, quiet neighborhood just behind Stavrou Avenue, this plot offers a rare balance of peaceful living and extreme convenience. You are just steps away from the capital's most active commercial high street, making it an area highly attractive to both families and future tenants. Enjoy proximity to local parks, swift access to the highway, and close proximity to the capital's top schools, bakeries, and shopping centers.

Land for sale near Stavrou Avenue: Located within 200 meters of Nicosia's premier commercial high street, offering top-tier retail and dining.
Aretaeio Hospital: Situated just a 3-minute drive away, providing rapid access to leading private healthcare services.
Acropolis Park: Reachable within a short 4-minute drive, offering access to one of the district's most popular green landmarks.
English School Nicosia: Positioned within a 5-minute drive, making it a highly attractive location for families and educational professionals.
Strovolos Municipal Hall: Located just 1.5 km away, providing proximity to the primary administrative and civic center of the district.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this plot for sale in Strovolos is an unparalleled opportunity. Prime development land with this specific density in this area is highly coveted and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a site visit and discuss the possibilities for your next high-yield development project.

Details

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

Main Features

Property Subtype: **Plot** Town Planning Zone: **Residential** Height: **14**

Area

Plot Area: **697m²**