

For Sale, Land, Field, Nicosia, Strovolos, Chryseleousa, 948m²

For Sale : **€ 1,000,000**

Description
For Sale Commercial Land in Strovolos, Nicosia
Discover an exceptional investment opportunity with this commercial land for sale in Strovolos, Nicosia, strategically positioned in one of the capital's most established and highly sought-after commercial areas. With a generous land area of 948 sq.m. and excellent development parameters, this property represents an attractive proposition for developers, investors, and businesses seeking a high-potential commercial asset in Nicosia.
The property falls entirely within Commercial Planning Zone Eβ4 (100%), offering an impressive building density of 140% and a coverage factor of 50%. The applicable planning parameters allow for development of up to 4 floors with a maximum height of 17 metres, providing significant scope for a substantial commercial project, subject to the necessary planning permissions and approvals from the relevant authorities.
Its zoning and development potential make the land particularly suitable for the construction of a modern office building, professional headquarters, retail premises, or a mixed-use commercial development. The generous density creates an excellent opportunity to maximize the property's potential while responding to the continued demand for strategically located business premises in Nicosia.
Location is one of the property's strongest advantages. Situated in Strovolos, the land benefits from convenient connectivity to major commercial roads, central Nicosia, business districts, public transportation, and a broad range of everyday services. The surrounding area includes offices, banks, shops, restaurants, cafés, healthcare facilities, and other commercial establishments, creating a dynamic environment for future development.
For investors searching for commercial land for sale in Strovolos or a strategic Cyprus real estate investment, this 948 sq.m. property combines location, substantial development coefficients, and long-term commercial potential.
Property Features
Property Type: Commercial Land
Location: Strovolos, Nicosia
Land Area: 948 sq.m.
Planning Zone: Eβ4 (100%)
Building Density: 140%
Coverage Factor: 50%
Maximum Floors: 4
Maximum Height: 17 metres
Ideal for offices, retail premises, or mixed-use development
Excellent investment and development potential
Nearby Landmarks & Amenities
Nicosia City Centre – approximately 3 km
European University Cyprus – approximately 2 km
Strovolos Municipal Theatre – approximately 2 km
Pedieos Linear Park – approximately 1 km
Major commercial avenues, banks, offices, restaurants and everyday amenities – easily accessible
To discover more commercial fields for sale in Nicosia, browse the G&P Lazarou Estate Agents portfolio:
https://gplazarou.com/properties/for_sale/Nicosia?property_type%5Bland%5D%5Bfield%5D=field&town_planning_zone%5Bcommercial%5D=comm
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

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

Main Features

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

Area

Plot Area: **948m²**

Further Details

Corner Plot