



For Sale, Land, Plot, Nicosia, Strovolos, 530m²

For Sale : **€ 160,000**

Description

Situated in the sought-after parish of Apostolos Varnavas & Agios Makarios, within the vibrant Municipality of Strovolos in Nicosia District.

 This property offers a rare opportunity to acquire a 33% undivided share of a well-positioned field — representing approximately 530sq.m. of land.

 The property boasts a road frontage of approximately 54m along its western boundary, providing easy accessibility.

 The share abuts a non-registered, asphalted road along part of its eastern boundary, with a frontage of approximately 4.7 m.

 Strategically located just:
 • 1.3 km from the A1 motorway
 • 500 meters southwest of Apostolos Varnavas Lyceum
 • 200 meters from the junction of Spyrou Kyprianou Avenue and Vikela

 This parcel lies within dual planning zones, enhancing its development flexibility:
 • Zone Kα6 (1%): Residential - 90% building density, 50% coverage, up to 2 floors (10m)
 • Zone Εβ4 (99%): Commercial - 140% building density, 50% coverage, up to 4 floors (17m)

 Please note: The share is undivided, and there is currently no distribution agreement in place.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Furnished: **Unfurnished**

Area

Plot Area: **530m²**



Gallery

