

# For Rent, Land, Plot, Nicosia, Strovolos, Chryseleousa, 1,116m²

For Rent : **€ 2,600**

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

This prime commercial corner plot, situated in the heart of one of Strovolos most active and rapidly developing sectors, 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 120% and a coverage factor of 50%, the 1,116 m2 property is perfectly calibrated for the development of a landmark office building, premium retail flagship, or mixed-use project. Its prominent corner position 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 Nicosias primary commercial district.

The plots technical specifications allow for a modern architectural project that maximizes both vertical space and urban functionality, benefiting from exceptional visibility and a registered road for easy access. As a standout choice among plots of land for sale in Strovolos, this property offers the versatility required for high-stakes 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-exposure business potential.

Key Features

Location: Strovolos, Nicosia (Commercial Planning Zone Eβ4 and ΚΓ4)
Plot Size: 1,116 m2 (Significant scale for a corner commercial asset)
Building Density: 120% (Optimized for high-yield, multi-storey development)
Coverage Factor: 50% (Balanced for expansive urban footprint and utility)
Configuration: Prime corner plot with high visibility and registered road access
Land for sale near Strovolos Town Hall: Located within a 4-minute drive of the districts primary administrative and civic center.
Acropolis Park: Situated just 2 km away, providing a well-known green landmark and high-traffic reference point.
Aretaeio Hospital: Reachable within a short 5-minute drive, offering proximity to one of the capitals leading private medical facilities.
The Falcon School: Positioned within close range, making it a prominent geographical reference for the local area.
Stavrou Avenue: Located just minutes away from Nicosias busiest commercial high street, ensuring high consumer traffic and prestige.

This property represents a rare chance to secure a high-density commercial asset for rent in a strategic location with maximum exposure. 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: **14**

## Area

Plot Area: **1,116m²**

## Further Details

Corner Plot