



## For Rent, Land, Plot, Nicosia, Strovolos, Chryseleousa, 1,116m<sup>2</sup>

PERNERES, CHRYSELEOUSA, STROVOLOS,  
NICOSIA, REG. 9/1717, 9/1718

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 Eß4 planning zone with a robust building density of 120% and a coverage factor of 50%, the 1,116 m<sup>2</sup> 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 Eß4 and KΓ4)  
Plot Size: 1,116 m<sup>2</sup> (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: <b>Land</b> | Status: <b>Available</b> | <a href="#">Website</a> |
|----------------------------|--------------------------|-------------------------|

### Main Features

|                               |                                       |                   |
|-------------------------------|---------------------------------------|-------------------|
| Property Subtype: <b>Plot</b> | Town Planning Zone: <b>Commercial</b> | Height: <b>14</b> |
|-------------------------------|---------------------------------------|-------------------|

### Area

Plot Area: **1,116m<sup>2</sup>**

### Further Details

Corner Plot