

For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 336m²

For Sale : **€ 215,000**

Description
High-Yield Residential Plot for Sale in Strovolos – Strategic Investment Opportunity

Whether you are a visionary developer ready to create a landmark residential project or a smart investor looking to secure a high-yield asset, this exceptional 336 sqm plot in the heart of Strovolos offers the perfect blank canvas. Buying land in this highly sought-after and central area provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This site is a strategic acquisition specifically suited for those who prioritize high-density development and significant return on investment in a premier urban setting.

Strategic Development Opportunities
Boasting a prime position in the prestigious Ka4α zone, this property is primed for a major residential transformation. With a high building density of 120% and a 40% coverage ratio, the zoning offers fantastic versatility: it is an ideal high-yield development specifically suited for a multi-story apartment complex of up to 3 floors and 13.5 meters in height. The plot is perfectly located to maximize ROI for developers looking to capitalize on the intense demand for contemporary urban living in the capital, making the transition from blueprint to reality incredibly smooth in an area where modern apartments are in constant demand.

Key Features

Property Type: Residential Plot
Location: Strovolos, Nicosia
Plot Size: 336 sqm of high-value land
Planning Zone: Ka4α (Residential)
Building Density: 120% (Ideal for high-yield development of apartment complexes)
Coverage Ratio: 40%
Structural Allowance: 3 Floors / 13.5m Height
Infrastructure: Central location with immediate access to all essential urban utilities
Cyprus real estate investment: Strategic acquisition in a high-demand 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 vibrant and well-connected part of Strovolos, this plot offers a rare balance of residential appeal and extreme convenience. You are in the immediate vicinity of major administrative, educational, and healthcare landmarks, making it an area highly attractive to both modern families and quality tenants. Enjoy the benefits of an established district with high demand for housing and seamless connectivity to the city center and the motorway.

Land for sale near Strovolos Town Hall: Located within a 2-minute drive of the district’s primary administrative and civic center.
Archbishop Makarios III Hospital: Situated just 1 km away, ensuring rapid access to the island’s premier specialized medical institution.
K-Cineplex Strovolos: Reachable within a short 3-minute drive, offering proximity to one of the area’s main entertainment and social hubs.
English School: Positioned within a 5-minute drive, providing access to one of the most prestigious educational institutions in the capital.
Pedieos River Linear Park: Located within a 4-minute drive, offering immediate access to the city’s most popular green walking and cycling trail.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density plot for sale in Strovolos is an unparalleled opportunity. Prime development land with this specific density in such a central location is a strategic acquisition that moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next high-yield residential project.

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **14**

Area

Plot Area: **336m²**