

For Sale, Land, Plot, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 538m²

For Sale : **€ 350,000**

Description
High-Yield Residential Plot for Sale in Strovolos – Strategic Development 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 538sqm building plot in a premier area of Strovolos offers the perfect blank canvas. Buying land in this established and highly accessible neighborhood 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-yield development and significant ROI in a central urban setting.

Strategic Development and Yield Potential
Boasting a well-positioned surface in a desirable residential zone, this property is primed for immediate construction. With a 100% building density and 50% coverage ratio under the Ka5 planning zone, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern 3-story residential building or a sophisticated apartment complex. The zoning allows for a maximum height of 13.5 meters, providing a clear path for developers looking to capitalize on the high demand for contemporary urban housing and maximize yield potential in a high-value residential hub.

Key Property Features

Property Type: Residential Building Plot
Location: Strovolos, Nicosia
Plot Size: 538sqm of prime, developable land
Planning Zone: Ka5 (Residential)
Building Density: 100% (Focus on high-yield development and strategic acquisition)
Coverage Ratio: 50%
Structural Allowance: 3 Floors / 13.5m Height (Ideal for apartment complexes and high-ROI projects)
Infrastructure: Located in a well-established neighborhood with immediate access to all urban utilities
Legal Status: Title deed available
Cyprus real estate investment: High-value potential in a central and growing 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 premium neighborhood in Strovolos, this plot offers a rare balance of residential appeal and extreme convenience. You are just a short drive from the capital's primary commercial, educational, and healthcare hubs, making it an area highly attractive to both families and quality tenants. Enjoy proximity to major retail landmarks, swift access to the city center, and the benefits of being in a well-connected district with every modern necessity nearby.

Land for sale near Aretaeio Hospital: Located within a 3-minute drive of one of the capital's leading private healthcare providers.
Strovolos Town Hall: Situated just 1.6 km away, providing easy access to the district's primary administrative and civic center.
Acropolis Park: Reachable within a short 4-minute drive, providing immediate access to one of the city's most popular green spaces and walking trails.
Falcon School: Positioned within a 5-minute drive, ensuring easy access to top-tier international education.
Athalassa National Forest Park: Located within a 6-minute drive, providing access to the city's largest green lung and nature trails.

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. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for over 3 decades of experience, offering unmatched expertise and a commitment to excellence.

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **14**

Area

Plot Area: **538m²**

Further Details

Corner Plot