

For Sale, Land, Plot, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 924m²

For Sale : **€ 1,150,000**

Description
High-Yield Mixed-Use Plot in Strovolos – Strategic Acquisition for High-Value Development

Whether you are a visionary developer ready to establish a landmark commercial project or a smart investor looking to secure a high-yield asset, this exceptional 924 m² building plot in a prominent sector of Strovolos offers the perfect blank canvas. Buying land in this established and highly accessible neighborhood provides the ultimate freedom to bring a high-profile architectural vision to life, benefited by a versatile zoning structure that guarantees long-term value. This site is a strategic acquisition specifically suited for those who prioritize maximum ROI and high-density development in one of Nicosia's most active commercial sectors.

Strategic Development and Yield Potential

Boasting a prime position with dual zoning in the desirable Eb4 commercial and Ka5 residential zones, this property is primed for immediate construction. With a 140% building density for the majority commercial portion and 100% for the residential segment, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern 4-story office building, retail flagship, or a sophisticated mixed-use project. The zoning allows for maximum utilization of the plot's area, providing a clear path for developers looking to capitalize on the high demand for premium business and residential space to maximize yield potential in a high-value urban hub.

Property Type: Commercial / Mixed-Use Plot
Location: Strovolos, Nicosia
Plot Size: 924 m²
Planning Zones: Eb4 (83% Commercial) and Ka5 (17% Residential)
Building Density: 140% (Eb4) / 100% (Ka5) (Focus on high-yield development and strategic acquisition)
Cover Factor: 50%
Structural Allowance: 4 Floors / 17m Height (Eb4) and 3 Floors / 13.5m Height (Ka5)
Infrastructure: Prime location with immediate access to all essential public utilities
Legal Status: Title deed available
Cyprus real estate investment: High-value potential for mixed-use development in a central 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 pocket of Strovolos, this plot offers a rare balance of high visibility and extreme convenience. You are just a short drive from major administrative, healthcare, and retail landmarks, making it an area highly attractive to both businesses and quality tenants. Enjoy proximity to major commercial avenues, 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 Falcon School Cyprus: Located within a 3-minute drive of one of the capital's most prestigious international educational institutions.
Aretaeio Hospital: Situated just 1.2 km away, providing rapid access to a leading private healthcare facility.
Acropolis Park: Reachable within a short 3-minute drive, ensuring proximity to a primary urban green space and recreational landmark.
Strovolos Town Hall: Positioned within a 4-minute drive, offering immediate access to the district's primary administrative and civic center.
Athalassas Avenue: Located within a 2-minute drive, ensuring swift connectivity to one of Nicosia's most vital commercial corridors.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density plot in Strovolos is an unparalleled opportunity. Prime development land with this specific density and positioning 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 development 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: **Commercial**

Height: **17**

Area

Plot Area: **924m²**

Further Details

Corner Plot