

For Sale, Land, Plot, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 610m²

For Sale : **€ 305,000**

Description
High-Yield Residential Plot in Apostolos Varnavas & Agios Makarios – Strategic Investment Opportunity

Whether you are a family ready to build your custom forever home or a smart investor looking to develop a profitable residential project, this exceptional 610sqm plot in the sought-after Apostolos Varnavas and Agios Makarios district 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 high-value residential opportunity specifically suited for those who prioritize central connectivity and modern living in one of Nicosia's most active urban sectors.

Versatile Development Opportunities
Boasting a well-positioned surface in the desirable Ka6 zone, this property is primed for immediate construction. With a 90% building density and a 50% coverage ratio, the zoning offers fantastic versatility: it is perfectly sized for a spacious, multi-level family house with a private garden or a small development of residential units for high-yield returns. The plot is ideally suited for those looking for plots of land for sale in Strovolos that balance suburban comfort with strong development potential, making the transition from blueprint to reality incredibly smooth with a structural allowance for 2 floors and 10 meters in height.

Key Property Features

Property Type: Residential Plot
Location: Apostolos Varnavas & Agios Makarios area, Strovolos, Nicosia
Plot Size: 610sqm of prime, developable land
Planning Zone: Ka6 (Residential)
Building Density: 90% (Balance between small development and high-value living)
Coverage Ratio: 50%
Structural Allowance: 2 Floors / 10m Height
Infrastructure: Located in a well-established area with easy access to all main utilities
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 the premium Apostolos Varnavas area, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major retail, educational, and healthcare landmarks, making it an area highly attractive to both families and quality tenants. Enjoy proximity to local parks, top-tier schools, and the benefits of being in a well-connected district with seamless access to the city center and the primary motorway network.

Land for sale near Mall of Cyprus: Located within a 4-minute drive of the island's premier shopping, dining, and entertainment destination.
Apostolos Varnavas Lyceum: Situated just 500 meters away, providing immediate proximity to one of the district's primary secondary schools.
Athalassa National Forest Park: Reachable within a short 3-minute drive, offering immediate access to the city's largest green lung and nature trails.
GSP Stadium: Positioned within a 5-minute drive, ensuring easy access to the capital's primary sports and events hub.
General Hospital of Nicosia: Located within a 6-minute drive, providing rapid access to the island's main medical center.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this residential plot in Strovolos is an unparalleled opportunity. Prime development land with this specific density in such a central location is highly coveted and 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: **10**

Area

Plot Area: **610m²**