

For Sale, Land, Field, Nicosia, Strovolos, Agios Vasileios, 521m²

For Sale : **€ 192,700**

Description
For Sale Residential Land In Strovolos, Nicosia
Presenting an exceptional opportunity to acquire a 521 m² residential plot in the highly desirable municipality of Strovolos, Nicosia. Currently under division, this premium plot is ideally suited for those looking to build a spacious family residence or secure a valuable investment in one of the capital's most established and prestigious residential areas.
The property falls entirely within the Kα7 Residential Planning Zone (100%), offering excellent development potential with an 80% building density and 45% coverage factor. These favourable planning parameters permit the construction of a modern detached home or a boutique residential development, subject to obtaining the necessary planning permits and approvals. Development regulations allow construction of up to 2 floors with a maximum building height of 10 metres.
The practical size of the plot provides ample flexibility for designing a contemporary residence with generous indoor and outdoor living spaces, landscaped gardens and private parking. As the property is under division, it also represents an excellent opportunity to secure a newly created residential plot in one of Nicosia's strongest property markets.
Situated in a prime residential neighbourhood of Strovolos, the property enjoys immediate access to supermarkets, schools, cafés, restaurants, pharmacies, parks and all everyday amenities. Excellent road connections provide quick access to Nicosia City Centre, Engomi, Lakatameia, the motorway network and the Nicosia Mall, ensuring maximum convenience for future residents.
The property is located approximately 1.2 km from Strovolos Municipality Hall, 1.8 km from the European University Cyprus, 2.5 km from the University of Nicosia, 3.5 km from Nicosia City Centre, 5.0 km from Nicosia Mall, 5.5 km from Athalassa National Forest Park, and approximately 47 km from Larnaca International Airport.
Whether you are planning to build your dream family home or looking for a secure investment with excellent future appreciation, this residential plot offers outstanding value in one of Nicosia's most sought-after locations.
To discover more residential land for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 1**
Website

Main Features

Property Subtype: **Field**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **521m²**