

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

For Sale : **€ 192,700**

Description
For Sale Residential Land In Strovolos, Nicosia
Discover an outstanding opportunity to acquire a 521 m² residential plot in one of the most desirable neighbourhoods of Strovolos, Nicosia. Currently under division, this premium plot presents an exceptional opportunity to build a modern family residence or undertake a boutique residential development in one of the capital's most established and sought-after residential areas.
The property falls entirely within the Kα7 Residential Planning Zone (100%), offering highly attractive development potential with an 80% building density and 45% coverage factor. These favourable planning parameters allow for the construction of a spacious detached residence or a small residential development, subject to obtaining the necessary planning permits and approvals.
Development regulations permit construction of up to 2 floors with a maximum building height of 10 metres.
With its practical dimensions and excellent planning characteristics, the plot is perfectly suited for families wishing to design and build their dream home or for investors seeking a valuable residential asset in an area with consistently high demand and excellent long-term appreciation.
Located in a prime area of Strovolos, the property enjoys immediate access to supermarkets, private and public schools, cafés, restaurants, pharmacies, parks and every essential daily amenity. Excellent road connections provide fast access to Nicosia City Centre, Engomi, Lakatameia, the motorway network and the Nicosia Mall, making everyday commuting effortless.
The property is situated 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 47.0 km from Larnaca International Airport.
Being under division, this property offers buyers the opportunity to secure a residential plot in one of Nicosia's most prestigious neighbourhoods while benefiting from excellent future appreciation and outstanding development potential.
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 2**
Website

Main Features

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

Area

Plot Area: **521m²**