

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 the highly sought-after area of Strovolos, Nicosia. Currently under division, this well-positioned plot offers an excellent opportunity to build a modern family home or undertake a boutique residential development in one of the capital's most established and desirable residential districts.
The property falls entirely within the Kα7 Residential Planning Zone (100%), offering highly favourable development potential with an 80% building density and 45% coverage factor. These excellent planning parameters allow for the construction of a spacious detached residence or a small-scale residential project, 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 generous dimensions and prime location, the plot is perfectly suited for families wishing to build a custom-designed home with ample outdoor space or for investors seeking a premium residential asset in an area with consistently strong demand and excellent long-term appreciation.
Situated in the heart of Strovolos, the property enjoys immediate access to supermarkets, schools, cafés, restaurants, bakeries, pharmacies, parks and all essential everyday amenities. Excellent road connections provide quick access to Nicosia City Centre, the motorway network, Engomi, Lakatameia and the Nicosia Mall.
The property is situated approximately 1.0 km from Strovolos Town Hall, 2.0 km from the European University Cyprus, 2.5 km from the University of Nicosia, 3.5 km from Nicosia City Centre, 5.5 km from Nicosia Mall, 6.0 km from Athalassa National Forest Park and approximately 48.0 km from Larnaca International Airport.
Being under division, this property presents an excellent opportunity to secure a residential plot in one of Nicosia's most prestigious and well-established neighbourhoods, offering exceptional potential for both private use and long-term investment.
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 3**
Website

Main Features

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

Area

Plot Area: **521m²**