

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 sought-after areas of Strovolos, Nicosia. Currently under division, this well-positioned plot offers an excellent opportunity for those looking to build a modern family residence or secure a valuable investment in one of the capital's most established residential communities.
The property falls entirely within the Kα7 Residential Planning Zone (100%), offering highly desirable development potential with an 80% building density and 45% coverage factor. These favourable planning parameters allow for the construction of a spacious detached home or a boutique 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.
Its practical dimensions make the plot ideal for a custom-designed family home with generous indoor and outdoor living areas, while its location ensures excellent long-term investment potential in a neighbourhood where residential demand remains consistently strong.
Situated in the heart of Strovolos, the property enjoys immediate access to supermarkets, schools, cafés, restaurants, pharmacies, parks and all essential everyday amenities. Excellent road connections provide quick access to Nicosia City Centre, Engomi, Lakatameia, the motorway network and the Nicosia Mall.
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 premier residential districts 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 4**
Website

Main Features

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

Area

Plot Area: **521m²**