

For Sale, Land, Plot, Nicosia, Strovolos, Agios Dimitrios, 586m²

For Sale : **€ 890,000**

Description
High-Yield Corner Commercial Plot in Strovolos – Strategic Acquisition for High-Value Development

Whether you are a visionary developer ready to establish a landmark commercial project or a smart investor looking to secure a high-yield asset, this exceptional 586 m² corner building plot in one of the most prominent sectors 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, benefited by a prime corner position that ensures maximum visibility and high foot traffic. This site is a strategic acquisition specifically suited for those who prioritize maximum ROI and high-density development in a thriving urban setting.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Eb3 commercial planning zone, this property is primed for immediate construction. With a 160% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern 6-story office building, retail flagship, or a sophisticated mixed-use project. The zoning allows for maximum utilization of the plot's area up to a height of 24 meters, providing a clear path for developers looking to capitalize on the high demand for premium business space and maximize yield potential in a high-value commercial hub.

Key Property Features

Property Type: Commercial Corner Plot
Location: Strovolos, Nicosia
Plot Size: 586 m²
Planning Zone: Eb3 (Commercial)
Building Density: 160% (Focus on high-yield development and strategic acquisition)
Coverage Ratio: 50%
Structural Allowance: 6 Floors / 24m Height (Ideal for high-rise office and retail premises)
Infrastructure: Corner plot with exceptional visibility and access to all essential public utilities
Legal Status: Title deed available
Cyprus real estate investment: High-value potential in a central and growing commercial hub

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a premium pocket of Strovolos, this plot offers a rare balance of high prestige and extreme convenience. You are just a short drive from major administrative, healthcare, and retail landmarks, making it an area highly attractive to both businesses and quality tenants. Enjoy proximity to major commercial avenues, swift access to the city center, and the benefits of being in a well-connected district with every modern necessity nearby.

Land for sale near Acropolis Park: Located within a 2-minute drive of one of the city's most iconic green spaces and recreational landmarks.
Central Bank of Cyprus: Situated just 1.5 km away, providing rapid access to the island's primary financial and business district.
The English School: Reachable within a short 4-minute drive, ensuring proximity to one of the most prestigious international educational institutions in Cyprus.
Strovolos Municipal Theatre: Positioned within a 3-minute drive, offering access to a major cultural hub and performance venue.
Nicosia City Centre: Located within a 6-minute drive, ensuring seamless connectivity to the capital's central business and shopping district.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density corner commercial plot in Strovolos is an unparalleled opportunity. Prime development land with this specific density and positioning in such a central location is a strategic acquisition that moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next high-yield

development 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: **Commercial**

Height: **24**

Area

Plot Area: **586m²**

Further Details

Corner Plot