

For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 745m²

For Sale : **€ 480,000**

Description
High-Value Residential Plot in Chryseleousa – A Long-Term Investment for Family Living

Whether you are looking to build a custom sanctuary for your family or a smart investor seeking a land asset in a premium residential area, this exceptional 745 m² residential plot in the prestigious Chryseleousa area of Strovolos offers the perfect blank canvas. Buying land in this established and highly sought-after neighborhood provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This site is a high-value residential opportunity specifically suited for those who prioritize privacy, modern infrastructure, and the security of a long-term investment in one of Nicosia's most desirable districts.

Ideal for Custom Family Living

Boasting a prime position in a serene and upscale environment, this property is primed for the development of a private custom home. With a 60% building density and 35% coverage ratio under the Ka8 planning zone, the focus here is on quality of life and spacious living. The zoning ensures an environment of low-density housing, making it an ideal choice for those looking for plots of land for sale in Strovolos that offer a sense of seclusion and space for large gardens and outdoor living areas, consistent with the high standards of the area.

Key Property Features

Property Type: Residential Building Plot
Location: Chryseleousa, Strovolos, Nicosia
Plot Size: 745 m² of prime, developable land
Planning Zone: Ka8 (Residential)
Building Density: 60% (Focus on family living and long-term investment)
Coverage Ratio: 35%
Structural Allowance: 2 Floors / 10m Height (Ideal for a custom detached house)
Infrastructure: Located in a prestigious neighborhood with immediate access to schools, shops, and urban utilities
Legal Status: Clean title deeds ready for transfer
Cyprus real estate investment: High-value potential in a central and growing residential hub

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in the premium Chryseleousa quarter, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major educational, healthcare, and retail landmarks, making it an area highly attractive to families. Enjoy the benefits of being in a well-connected district with seamless access to the city center and the primary motorway network, with every modern necessity nearby.

Land for sale near Strovolos Town Hall: Located within a 3-minute drive of the district's primary administrative and civic center.
Mall of Engomi: Situated just 1.5 km away, providing rapid access to a variety of retail stores, supermarkets, and cafes.
European University Cyprus: Reachable within a short 4-minute drive, ensuring proximity to a leading higher education institution.
Apollonion Private Hospital: Positioned within a 4-minute drive, offering immediate access to leading private healthcare services.
Acropolis Park: Located within a 6-minute drive, providing access to one of the city's most iconic green spaces and recreational trails.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this large residential plot in Chryseleousa is an unparalleled opportunity. Prime development land with this specific size and location is a rare find and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next custom family home. 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: **Residential**

Height: **10**

Area

Plot Area: **745m²**