

For Sale, Land, Plot, Nicosia, Strovolos, 609m²

For Sale : **€ 649,900**

Description
Strategic Commercial Plot in Agios Vasileios – Strategic Acquisition for High-Yield Development

Whether you are a visionary developer ready to establish a landmark mixed-use project or a smart investor looking to secure a high-yield asset, this exceptional 609 sq.m. building plot in the highly active Agios Vasileios Quarter 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, surrounded by a community that guarantees long-term value. This site is a strategic acquisition specifically suited for those who prioritize maximum ROI and versatility in one of Nicosia's most central commercial and residential sectors.

Strategic Development and Yield Potential

Boasting a well-positioned surface with dual zoning in the desirable Eb5 and Ka6 planning zones, this property is primed for immediate construction. With a blended building density reaching up to 120% in the commercial portion and 90% in the residential, the property offers fantastic versatility: it is ideally suited for a high-yield development, ranging from a modern commercial building to a sophisticated mixed-use complex. The zoning allows for efficient utilization of the plot's area, providing a clear path for developers looking to capitalize on the high demand for retail and office space while maximizing yield potential in a high-value urban hub.

Key Property Features

Property Type: Commercial/Residential Building Plot
Location: Agios Vasileios, Strovolos, Nicosia
Plot Size: Approximately 609 sq.m. of prime, developable land
Planning Zone: Eb5 (Commercial - 41%) and Ka6 (Residential - 59%)
Building Density: 120% / 90% (Focus on high-yield development and strategic acquisition)
Coverage Ratio: 50%
Structural Allowance: Ideal for commercial or mixed-use development with multi-floor potential
Infrastructure: Located in a high-demand area with immediate access to all urban 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 visibility 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 American Heart Institute: Located within a 3-minute drive of one of the capital's premier specialized medical centers.
G.S.P. Stadium: Situated just 2 km away, providing rapid access to the island's primary sports and event hub.
Metro Supermarket Strovolos: Reachable within a short 2-minute drive, ensuring proximity to major retail and daily amenities.
Jumbo Lakatamia: Positioned within a 4-minute drive, providing easy access to a major commercial and shopping landmark.
Nicosia City Centre: Located within an 8-minute drive, ensuring seamless connectivity to the capital's central business district.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density plot in the Agios Vasileios Quarter is an unparalleled opportunity. Prime development land with this specific zoning and accessibility 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**
Unit Number: **PLOT 17**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Commercial**
Height: **14**

Area

Plot Area: **609m²**