

For Sale, Land, Plot, Nicosia, Strovolos, Agios Vasileios, 605m²

For Sale : **€ 235,000**

Description
High-Yield Residential Land for Sale in Strovolos – Strategic Development Opportunity

Whether you are a visionary developer ready to create a landmark residential project or a smart investor looking to secure a high-value asset, this exceptional opportunity in the main area of Strovolos offers the perfect blank canvas. Comprising two adjacent plots of 605sqm and 537sqm, this combined site provides a substantial and versatile foundation for high-yield development. Buying land in this central and highly accessible neighborhood ensures long-term value, further enhanced by the property's position next to a large green area. This is a strategic acquisition specifically suited for those who prioritize flexibility, yield potential, and premium urban positioning.

Strategic Development and Investment Potential
Boasting a prime location behind Naoum Luxury Cars in a vibrant residential zone, these properties are primed for significant transformation. With an 80% building density and 45% coverage ratio under the Ka7 planning zone, the site offers fantastic versatility: it is perfectly suited for a high-end complex of modern apartments or a luxury residential development. The owner's interest in exchange or "antiparochi" (land-for-apartment swap) provides a unique strategic avenue for developers looking to maximize their capital and ROI. The transition from blueprint to reality is made even more attractive by the absence of VAT on this transaction.

Key Property Features

Property Type: Two Adjacent Residential Plots
Location: Strovolos (Main Area), Nicosia
Total Area: 1,142sqm (605sqm and 537sqm plots)
Planning Zone: Ka7 (Residential)
Building Density: 80% (Balance between small development and high-value living)
Coverage Ratio: 45%
Structural Allowance: 2 Floors / 10m Height
Special Features: Corner-like potential with adjacent green area; Ideal for "antiparochi" or exchange
Legal Status: No V.A.T. applicable
Cyprus real estate investment: High-yield 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 a premium neighborhood near one of the capital's main commercial arteries, these plots offer a rare balance of urban convenience and natural openness. You are just a short drive from major retail, medical, and administrative landmarks, making it an area highly attractive to both families and quality tenants. Enjoy the benefits of an established district with seamless access to the city center and the motorway.

Land for sale near Aretaeio Hospital: Located within a 4-minute drive of one of the capital's leading private healthcare providers.
Falcon School: Situated just a 4-minute drive away, providing proximity to one of the most prestigious international schools in Nicosia.
Strovolos Municipal Hall: Reachable within a short 5-minute drive, ensuring easy access to the district's primary administrative center.
Mall of Cyprus and IKEA: Positioned within a 6-minute drive, ensuring effortless access to the region's premier retail destination.
GSP Stadium: Located within an 8-minute drive, providing easy access to the island's primary sports and events venue.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this dual-plot opportunity in Strovolos is an unparalleled strategic acquisition. Prime development land with this specific density and the added benefit of being VAT-exempt is highly coveted and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next high-yield residential project. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for over 32 years, 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: **605m²**