

For Sale, Land, Plot, Nicosia, Strovolos, Agios Vasileios, 537m²

For Sale : **€ 225,000**

Description
High-Value Residential Development Plot in Strovolos: Proximity and Prestige

This exceptional residential plot is located in a premier area of Strovolos, perfectly positioned to offer both prestige and convenience. Situated just a short distance from the American Medical Center (American Heart Institute), this location is highly sought after by professionals and families alike who prioritize accessibility to world-class healthcare and essential infrastructure.

Beyond its proximity to the medical center, the plot is conveniently located near the GSP Stadium and the Mall of Cyprus, placing the capital's best shopping, dining, and sporting facilities within easy reach. For those seeking land for sale near American Medical Center, this property stands out as a prime choice in the Nicosia real estate market.
Versatile Potential for High-Value Living

With a Building Density of 80%, this property offers a sophisticated balance between Small Development potential and High-Value Living. This density is ideal for investors looking to maximize their Cyprus real estate investment by creating a luxury complex of high-end apartments or a pair of modern semi-detached villas.

The 45% coverage factor and 10m height allowance provide the architectural freedom needed to design a multi-story project that captures the essence of contemporary urban life while maintaining a sense of space and privacy. Whether your goal is to develop a boutique residential project or to secure a high-yield asset in a consistently appreciating neighborhood, this plot offers the versatility and location required for a successful acquisition.
Key Features

- Location: Strovolos, Nicosia (Prime Residential Zone)
- Building Density: 80%
- Coverage Factor: 45%
- Maximum Height: 10m (2 Floors)
- Nearby Landmarks: American Medical Center (American Heart Institute), GSP Stadium, The Senior School, and Mall of Cyprus.
- Asset Type: G&P Lazarou trusted properties

Securing plots of land for sale in Strovolos of this caliber requires swift action, as the demand for development-ready sites near major landmarks continues to grow.

Details

Property Type: **Land** | Status: **Available** | Website

Main Features

Property Subtype: **Plot** | Town Planning Zone: **Residential** | Height: **10**

Area

Plot Area: **537m²**