


# For Sale, Land, Field, Nicosia, Strovolos, Agios Vasileios, 1,940m²

For Sale : **€ 540,000**

**Description**
For Sale Residential Land In Strovolos, Nicosia
An exceptional opportunity to acquire a premium residential field in the highly sought-after municipality of Strovolos, Nicosia. Extending to 1,940 m², this outstanding property offers excellent development potential in one of the capital's most established residential areas, making it an ideal choice for developers, investors or private buyers seeking a high-value residential investment.
The property falls entirely within the Kα7 Residential Planning Zone (100%) and benefits from an 80% building density and 45% coverage factor. These favourable planning parameters allow for the development of detached houses, luxury residences or a residential project, subject to obtaining the necessary permits and approvals. Development regulations permit construction of up to 2 floors with a maximum building height of 10 metres.
Situated in a desirable residential neighbourhood of Strovolos, the property offers an ideal balance between tranquillity and urban convenience. Its generous size and favourable planning characteristics provide excellent flexibility for a wide range of residential developments, while the surrounding area is characterised by quality homes and excellent infrastructure.
The property enjoys easy access to schools, supermarkets, bakeries, pharmacies, banks, restaurants and all essential daily amenities. Its strategic location also provides excellent connectivity to Nicosia city centre, the Nicosia–Limassol motorway and the wider road network.
The property is situated approximately 1.5 km from the GSP Stadium, 2.0 km from The Mall of Cyprus, 2.5 km from Athalassa National Forest Park, 3.0 km from the General Hospital of Nicosia, 3.5 km from the University of Cyprus, 5.5 km from Nicosia City Centre and approximately 35.0 km from Larnaca International Airport.
Combining a generous land area, favourable residential planning parameters and a prime location in one of Nicosia's most desirable residential districts, this property represents an outstanding opportunity for residential development or long-term investment.
To discover more options in this area, you can browse our complete portfolio of residential land for sale in Nicosia directly from our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

## Details

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

## Main Features

Property Subtype: **Field**
Town Planning Zone: **Residential**
Height: **10**

## Area

Plot Area: **1,940m²**