

For Sale, Land, Plot, Nicosia, Strovolos, Agios Dimitrios, 521m²

For Sale : **€ 390,000**

Description
High-Yield Residential Plot in Acropolis – Strategic Acquisition for High-Value Development

Whether you are a visionary developer ready to establish a landmark residential project or a smart investor looking to secure a high-yield asset, this exceptional 521sqm building plot in the prestigious Acropolis area 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 strategic development in one of Nicosia's most sought-after urban sectors.

Strategic Development and Yield Potential
Boasting a well-positioned surface in the desirable Ka4 residential zone, this property is primed for immediate construction. With a 120% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern 3-story residential building or a sophisticated apartment complex. The zoning allows for maximum utilization of the plot's area, providing a clear path for developers looking to capitalize on the high demand for contemporary urban housing and maximize yield potential in a high-value residential hub.

Key Property Features

Property Type: Residential Building Plot
Location: Acropolis, Strovolos, Nicosia
Plot Size: 521sqm of prime, developable land
Planning Zone: Ka4 (Residential)
Building Density: 120% (Focus on high-yield development and strategic acquisition)
Coverage Ratio: 50%
Structural Allowance: 3 Floors / 13.5m Height (Ideal for apartment complexes and high-ROI projects)
Infrastructure: Registered road access in a prime area with immediate access to all urban utilities
Legal Status: Title deed available
Cyprus real estate investment: High-value potential in a central and prestigious 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 elite Acropolis quarter, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major administrative, healthcare, and retail landmarks, making it an area highly attractive to both families and quality tenants. Enjoy proximity to major commercial avenues like Stavrou, swift access to the city center, and the benefits of being in a well-connected district with every modern necessity, including trendy cafés and boutique shops, nearby.

Land for sale near Acropolis Park: Located within a 2-minute drive of the city's most iconic green space and recreational landmark.
The Landmark Nicosia: Situated just 1.7 km away, providing rapid access to the capital's premier business and luxury hotel hub.
Strovolos Town Hall: Reachable within a short 5-minute drive, ensuring proximity to the district's primary administrative center.
Aretaeio Hospital: Positioned within a 4-minute drive, providing access to one of the capital's leading private medical facilities.
Athalassa National Forest Park: Located within a 6-minute drive, offering immediate access to the city's largest green lung and nature trails.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential plot in Acropolis is an unparalleled opportunity. Prime development land with this specific density in such a prestigious 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 residential 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**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **14**

Area

Plot Area: **521m²**