



For Sale, Land, Field, Nicosia, Strovolos, Chryseleousa, 1,279m²

For Sale : € 320,000

Description

The property comprises a 33% share of a residential field with a total land area of 3,837 sq.m., corresponding to approximately 1,279 sq.m., situated in a prime location in Strovolos, Nicosia.

 The field benefits from a regular rectangular shape and a flat topography, characteristics that enhance its development potential and flexibility in planning.
 It enjoys direct access via a registered road with a total frontage of approximately 54 m., offering excellent accessibility and visibility.

 The subdivision of the field to three (3) plots is in progress. (AX4060/2024)

 The property is strategically positioned approximately 300 metres south of Strovolos K-Cineplex Nicosia and around 50 metres northeast of Archbishop Makarios III Technical School, placing it within a well-established residential area with strong demand, proximity to key amenities, educational facilities, and main arterial roads.

 Overall, this asset represents an attractive opportunity for residential development or a long-term investment value, in one of Nicosia's most sought-after suburban locations.

 The property falls within Zone Kα8, with a building coefficient of 60%, coverage of 35%, and permission for 2 floors (8.3m) of construction.

 Title deed in place that represents the 1/3 share of the land.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Field**

Town Planning Zone: **Residential**

Furnished: **Unfurnished**

Area

Plot Area: **1,279m²**



Gallery

