



For Sale, Land, Field, Nicosia, Strovolos, 6,550m²

For Sale : € 1,200,000

Description
A special zone field extending to approximately 6,550 sq.m., located in Ap. Varnavas & Arch. Makarios Quarter, Strovolos, opposite GSP Stadium. The property benefits from a frontage of approximately 116m along its eastern boundary, adjoining a registered asphalt road and offering excellent accessibility and visibility. Strategically positioned about 200m east of the Nicosia-Limassol-Larnaca highway, the field enjoys direct access to major transportation routes and lies approximately 350m from GSP Stadium, one of the most prominent landmarks in the area. The property falls within the Special Use Planning Zone EX1, which allows for:
• Building Density: 60%
• Building Coverage: 35%
• Maximum Floors: 2
• Maximum Height: 10m
The EX1 zone permits a wide range of developments, including:
• Office buildings
• Sports facilities
• Leisure and entertainment venues
• Showrooms and specialized commercial developments
• Residential development
• Plot subdivision
This property represents an excellent opportunity for mixed-use or commercial development in one of Nicosia's most strategic locations, with high visibility and immediate access to the highway network. There is a separate title deed for this property.

Details		
Property Type: Land	Status: Available	Website

Main Features		
Property Subtype: Field	Town Planning Zone: Commercial	Furnished: Unfurnished

Area		
Plot Area: 6,550m²		



Gallery

