

For Sale, Land, Plot, Nicosia, GSP Area, 577m²

For Sale : **€ 280,000**

Description
High-Value Living and Strategic Acquisition

The Foundation of Your Future. This 577 m² residential plot in Strovolos represents a premier opportunity for those seeking to build a high-specification family home or a strategic multi-unit residential development in one of Nicosia's most established urban cores. Falling within the Ka7 planning zone, the property offers a significant building density of 80% and a 45% coverage factor, providing the architectural flexibility for a spacious two-story residence or a high-yield boutique apartment complex. In March 2026, the Strovolos real estate market is benefiting from massive structural enhancements, most notably the March 2026 delivery of the €30.7 million Ippokratous–Argyroupoleos–Tseriou road network. This 6.2 km project has radically transformed connectivity between Strovolos, Latsia, and the Nicosia–Limassol motorway, significantly reducing local congestion. Furthermore, the market is bolstered by the 2026 tax reforms which fully abolished stamp duty on new property contracts and the Special Defence Contribution on rental income, maximizing the ROI for developers. The plot's flat surface and excellent road frontage in a quiet, premium neighborhood ensure long-term value preservation and prestige, a standard of excellence we have maintained for 3 decades of experience.

Description The Foundation of Your Future — A 577 m² residential plot in Strovolos, flat surface, excellent road frontage, suitable for a spacious family house or multi-unit residential building. Located in a premium, quiet neighborhood with full infrastructure and strong long-term value. The site's Ka7 designation allows for efficient land utilization, making it an ideal choice for a primary residence or a strategic investment project in a high-demand area.

Building Density 80%
Cover Factor 45%
Town Planning Zone Residential (Ka7)
Plot Area 577 m²
Maximum Floors 2
Maximum Height 10m
Proximity Landmarks Located in a central yet serene part of Strovolos, providing immediate access to the expanded Tseriou Avenue and the newly operational Argyroupoleos connection. The property is a short distance from the Strovolos Municipal Theatre and the Pedieos Linear Park, which is currently undergoing a €25 million EU-funded regeneration as of March 2026, adding 14 new pedestrian bridges and 19 hectares of new greenery. Additionally, the plot is within easy reach of the historic core of Strovolos, where a €5.65 million "Thalia 2021–2027" revitalization project began in January 2026 to install smart city infrastructure and underground all utilities.

Strategic Location and Urban Connectivity

The value of this property is reinforced by its placement in a municipality that functions as Nicosia's primary residential and transit pillar. With the completion of the major bypass road this month and the ongoing "Renovate-Rent" scheme offering grants up to €40,000 for urban units, Strovolos remains the most liquid and desirable residential market in the capital.

Plots of land for sale in Strovolos: A top-tier opportunity to acquire a versatile residential plot in a municipality undergoing historic infrastructure upgrades.
Cyprus real estate investment: A high-yield asset for 2026, perfectly positioned to benefit from the new tax-free rental income regulations and the 0% stamp duty on contracts.
Smart City Integration: As of March 2026, Strovolos is implementing its first EU-co-financed smart infrastructure projects, increasing the technological and aesthetic value of surrounding residential zones.
Sustainable Mobility: The property benefits from the new Sustainable Urban Mobility Plan (SUMP) enhancements, including the expanded cycling network connecting the Pedieos Park with the Strovolos historical center.
Tax Advantage: Buyers in 2026 benefit from the increased Capital Gains Tax lifetime exemption of €150,000 for primary residences, making this an ideal site for a long-term family home.
High-Density Potential: The 80% building density is a strategic advantage for developers looking to capitalize on the high demand for modern boutique apartments in the capital.
Family Infrastructure: Surrounded by the highest concentration of private schools, municipal parks, and cultural centers in Nicosia, ensuring a high quality of life for residents.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of urban convenience and residential prestige, this

577 m² plot in Strovolos is an unparalleled opportunity. A flat plot with 80% density in such an upgraded district is a primary choice for the 2026 market.

Contact G&P Lazarou for a private consultation to discuss the development and investment potential of this exceptional site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Would you like me to analyze the yield potential for a multi-unit building on this specific 80% density plot?

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **577m²**

Gallery

