

For Sale, Land, Plot, Nicosia, Strovolos, Agios Dimitrios, 377m²

For Sale : **€ 350,000**

Description
For Sale Commercial Land In Strovolos, Nicosia
The Foundation of Your Future
Imagine standing on the exact spot where your future begins. Buying commercial land in Strovolos is more than an investment; it is the ultimate freedom to design a high-visibility corporate or professional landmark in Nicosia's most populous and commercially active municipality. This exceptional corner plot offers a rare blank canvas for visionaries looking to establish a boutique professional presence in a high-demand urban setting.
High-Impact Corner Development
Boasting a specialized 377-square-meter surface with the distinct advantage of being a corner plot, this property is primed for a standout architectural project. With a powerful 160% building density and a 6-story height allowance (24 meters), the vertical potential is immense. It is the perfect size for a modern boutique office building, medical clinics, or a sleek showroom that demands maximum street exposure. All essential infrastructure is already in place, ensuring a seamless development process.
Key Property Features:
Property Type: Commercial Land
Plot Size: 377m² of prime corner land
Planning Zone: Eβ3 (Commercial)
Building Density: 160% (High-density urban potential)
Coverage Ratio: 50%
Max Floors/Height: 6 Floors / 24m Height
Advantage: Corner Plot with dual street frontage
Infrastructure: Registered public road access with full utility services.
Location & Neighborhood Benefits
Location is the heartbeat of any great investment. Situated in a strategic commercial pocket of Strovolos, this plot offers unparalleled connectivity to the capital's main arteries and business hubs.
Strovolos Avenue: ~450m (Approx. 1 min drive)
Athalassas Avenue: ~1.2 km (Approx. 3 mins drive)
Aretaeio Hospital: ~1.5 km (Approx. 4 mins drive)
The English School: ~1.8 km (Approx. 5 mins drive)
Nicosia City Center: ~2.5 km (Approx. 6 mins drive)
Highway Access (Limassol/Larnaca): ~3.0 km (Approx. 5 mins drive)
Make It Yours
If you are searching for premium commercial real estate in Cyprus with maximum visibility and potential, this corner land for sale in Strovolos is an unparalleled opportunity. Commercial corner plots with this height allowance in such a central location move quickly. 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: **Plot** | Town Planning Zone: **Commercial** | Height: **24**

Area

Plot Area: **377m²**

Further Details

Corner Plot

Gallery



