

For Sale, Land, Plot, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 982m²

For Sale : **€ 500,000**

Description
For Sale Residential Plot in Strovolos
The Foundation of Your Future
Imagine standing on the exact spot where your future begins. Buying a plot in Strovolos is more than an investment; it is the ultimate freedom to design a custom sanctuary tailored perfectly to your family's lifestyle. This expansive residential plot offers a rare, oversized blank canvas to bring your architectural vision to life in one of Nicosia's most prestigious and consistently high-demand municipalities.
Versatile Development with Abundant Space
Boasting a massive 982-square-meter surface, this property is primed for a grand-scale project. With a 60% building density, the zoning offers fantastic versatility: it is perfectly sized for a sprawling, modern mansion with extensive gardens and a swimming pool, or a high-end residential project consisting of multiple luxury units. With a Title Deed already available, the transition from blueprint to reality is set to be incredibly smooth. All essential infrastructure is already in place, ensuring you are ready to build in a neighborhood defined by its quality of life.
Key Property Features:
Property Type: Residential Plot
Plot Size: 982m² of premium, developable land
Planning Zone: Kα8 (Residential)
Building Density: 60% (Ideal for a large luxury villa or residential development)
Coverage Ratio: 35%
Legal Status: Title Deed Available
Max Floors/Height: 2 Floors / 10m Height
Infrastructure: Registered public road access with direct water, electricity, and telecommunications.
Location & Neighborhood Benefits
Location is the heartbeat of any great investment. Situated in a prime, quiet residential pocket of Strovolos (near the GSP area and General Hospital), this plot offers a rare balance of privacy and immediate access to the city's most vital hubs.
Nicosia General Hospital: ~1.4 km (Approx. 2 mins drive)
The Mall of Cyprus & IKEA: ~1.8 km (Approx. 3 mins drive)
GSP Stadium: ~1.5 km (Approx. 3 mins drive)
Athalassa National Park: ~2.2 km (Approx. 4 mins drive) – Ideal for nature lovers.
Highway Access (Limassol/Larnaca): ~1.2 km (Approx. 2 mins drive)
Nicosia City Center: ~6.5 km (Approx. 12 mins drive)
Make It Yours
If you are searching for premium real estate in Cyprus with guaranteed space and a ready title deed, this residential plot for sale in Strovolos is an unparalleled opportunity. Oversized plots in such a strategic, amenity-rich location are exceptionally rare.
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: **Residential** | Height: **10**

Area

Plot Area: **982m²**