

For Sale, Land, Plot, Nicosia, Strovolos, 557m²

For Sale : **€ 160,000**

Description
Elite Residential Plot for Sale in GSP Area – A Premier Opportunity for Custom Living

Whether you are a family ready to build your custom forever home or a smart investor looking to secure a high-quality asset in one of Nicosia's most prestigious residential pockets, this exceptional plot in the sought-after GSP area offers the perfect blank canvas. Buying land in this upscale and peaceful neighborhood provides the ultimate freedom to bring your architectural vision to life, surrounded by modern luxury residences and a community that guarantees long-term value. This site is specifically suited for those who prioritize privacy, space, and building a custom home within a premier suburban sector of the capital.

The Perfect Density for a Private Family Estate
Boasting a well-positioned surface in a premier residential sector, this property is primed for immediate construction. With a 60% building density and a 35% coverage ratio, this is the perfect density for a beautiful, private single-family house with ample space for landscaping and outdoor living. The zoning allows for a grand, multi-level residence across two floors, ensuring a high-value living environment and a solid long-term investment. Located in a quiet, upscale neighborhood, the transition from blueprint to reality is incredibly smooth for those seeking plots of land for sale in Nicosia that offer true exclusivity.

Key Property Features

Property Type: Residential Plot
Location: GSP Area, Strovolos, Nicosia
Planning Zone: Ka8 (Residential)
Building Density: 60% (The perfect density for a beautiful, private single-family house)
Coverage Ratio: 35%
Structural Allowance: 2 Floors / 10m Height
Infrastructure: Located in a prestigious residential pocket with all utility services available
Taxation: Subject to V.A.T.
Cyprus real estate investment: High-value potential in one of Nicosia's most sought-after residential hubs

Location and Neighborhood Benefits
Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a premium, quiet neighborhood in the GSP area, this plot offers a rare balance of serene residential comfort and extreme convenience. You are just a short drive from the capital's primary sports, educational, and healthcare landmarks, making it an area highly attractive to families. Enjoy proximity to major retail destinations, swift access to the motorway, and the benefits of being in a well-connected district with every modern necessity nearby.

Land for sale near GSP Stadium: Located within a 3-minute drive of the island's premier sports and events venue.
The Senior School: Situated just a 4-minute drive away, providing proximity to one of the most prestigious international schools in the capital.
Nicosia General Hospital: Reachable within a short 5-minute drive, ensuring rapid access to the island's primary medical center.
Mall of Cyprus and IKEA: Positioned within a 6-minute drive, ensuring effortless access to the region's premier retail and commercial destination.
Athalassa National Forest Park: Located within a 5-minute drive, providing immediate access to Nicosia's largest green recreational area for walking and cycling.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this plot for sale in the GSP area is an unparalleled opportunity. Prime development land with this specific density in such a prestigious residential hub is highly coveted and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a site visit and discuss the possibilities for your new family home. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for over 32 years, offering unmatched expertise and a commitment to excellence.

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **557m²**

Gallery


GSP Stadium
Allegra Hotel and
GSP Sport Center
Lemon Park
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