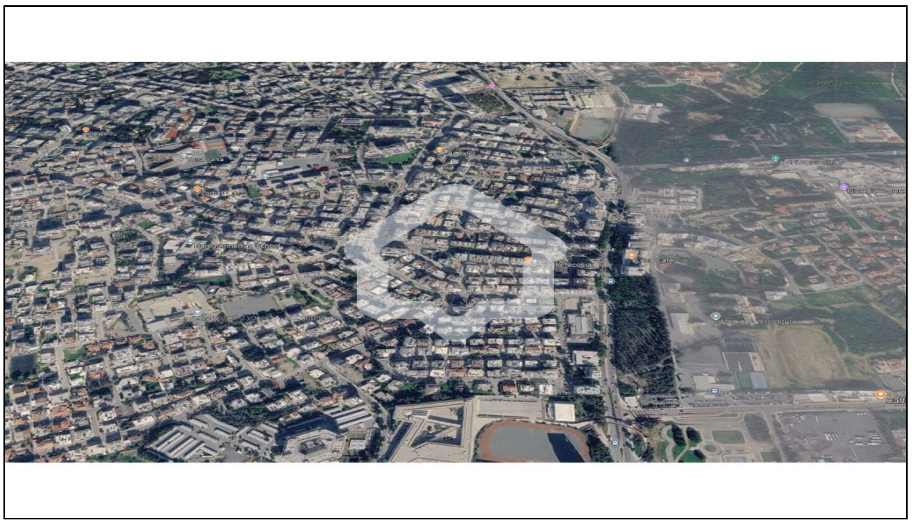


For Sale, Land, Plot, Nicosia, Strovolos, Agios Dimitrios, 521m²

For Sale : **€ 1,100,000**

Description
For Sale Commercial Plot In Strovolos,Nicosia
Prime Commercial Development Opportunity!
Located in a highly strategic and central commercial area of Nicosia, this premium 521 sq.m. commercial plot offers an absolutely exceptional opportunity! It represents a highly valuable, functional asset for visionary developers, corporate investors, or businesses looking to construct a landmark multi-story commercial building right near the capital's main business arteries!
Powerful Development Potential & ROI
This remarkable property features a highly advantageous Eβ3 commercial planning zone, granting a powerful 160% building density and a 50% coverage factor! With allowances for up to 6 floors and a maximum height of 24 meters, it provides the ultimate foundation to design and construct a substantial architectural project, such as a premier corporate headquarters or a luxury mixed-use development! The perfectly sized 521 sq.m. plot ensures optimal space for an impressive towering building footprint alongside essential parking facilities to strictly maximize the return on your investment!
Key Property Features
Property Type: Commercial Plot
Plot Area: 521 sq.m.
Planning Zone: Eβ3 (100% Commercial)
Building Density: 160%
Coverage Ratio: 50%
Max Floors: 6 Floors
Max Height: 24 meters
Nearby Landmarks
Conveniently located for a vibrant and highly active corporate or urban routine, this exceptional plot is exceptionally well-positioned! Future tenants, residents, or business owners will enjoy immediate access to:
Major commercial avenues with premium retail shops, corporate offices, and restaurants!
Leading financial institutions and corporate headquarters!
Top-tier local supermarkets, traditional bakeries, and essential daily services right in the neighborhood!
Academias Park for a relaxing outdoor walk or exercise!
The University of Cyprus and surrounding academic facilities!
Highly efficient and straightforward access directly into the Nicosia city center and the main highway network
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: **521m²**