

For Sale, Land, Plot, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 307m²

For Sale : **€ 210,000**

Description
For Sale Residential Plot In Strovolos,Nicosia
Prime Residential Plot in Strovolos!
Located in a highly strategic and central residential area of Strovolos, Nicosia, this premium 307 sq.m. residential plot offers an absolutely exceptional opportunity! It represents a highly valuable, functional asset specifically ideal for developers or individuals looking to construct a multi-story apartment building or a custom home right near the capital's main commercial arteries!
Powerful Development Potential
This remarkable property features a highly advantageous Kα4 residential planning zone, granting a powerful 120% building density and a 50% coverage factor! With allowances for up to 3 floors and a maximum height of 13.5 meters, it provides the ultimate foundation to design and construct a substantial architectural project, such as a luxurious three-story residential complex! The perfectly sized 307 sq.m. plot ensures optimal space for an impressive building footprint alongside essential parking facilities to strictly maximize your investment return!
Key Property Features
Property Type: Residential Plot
Plot Area: 307 sq. m.
Planning Zone: Kα4 (100% Residential)
Building Density: 120%
Coverage Ratio: 50%
Max Floors: 3 Floors
Max Height: 13.5 meters
Nearby Landmarks
Conveniently located for a vibrant and active urban routine, this exceptional plot is exceptionally well-positioned! Future residents will enjoy immediate access to:
Major commercial avenues like Athalassas Avenue and Acropoleos Avenue with premium retail shops, cafes, and restaurants!
The English School and surrounding top-tier educational institutions!
Acropolis Park for a relaxing outdoor walk or exercise!
Aretaeio Private Hospital for premium healthcare access!
Top-tier local supermarkets, traditional bakeries, and essential daily services right in the neighborhood!
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: **Residential** | Height: **14**

Area

Plot Area: **307m²**