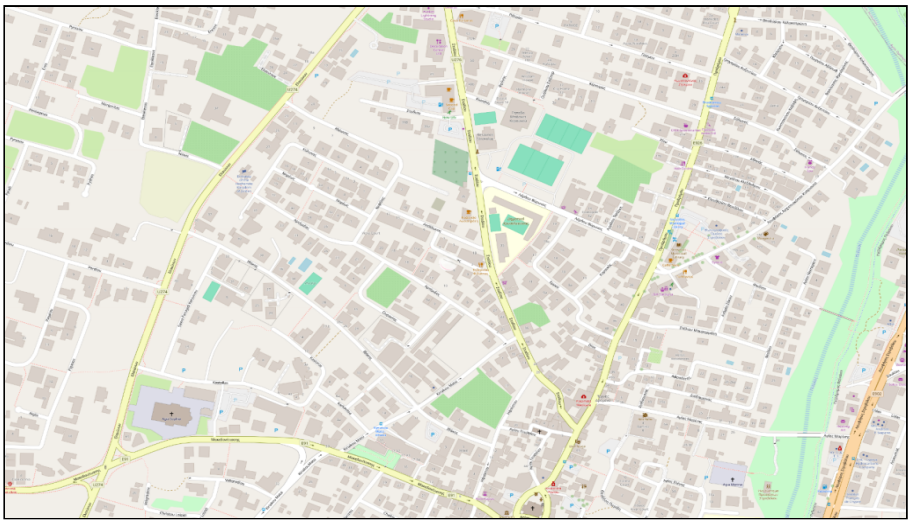


For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 456m²

For Sale : **€ 240,000**

Description
For Sale Residential Plot In Strovolos,Nicosia
Modern Urban Living in a Prime Nicosia District
Experience a sophisticated, highly practical, and accessible lifestyle with this exceptional 456 sq.m. residential plot, perfectly situated in one of Nicosia's most prestigious and high-demand neighborhoods in Strovolos . This property represents a top-tier residential proposal and a solid, highly functional asset , offering unparalleled potential for a high-value development. Its strategic location ensures essential daily practicality, providing a secure investment choice in a quiet, upscale neighborhood that maintains immediate proximity to the capital’s administrative centers, top-tier private schools, and premium retail hubs.
Functional Layout & High-Value Residential Features
This property boasts a smart, exceptionally spacious perspective designed for ultimate daily comfort and maximum development potential. Falling within the Residential Planning Zone Kα4, the plot serves your daily routine perfectly with its regular shape and superior building coefficients. It is flawlessly positioned offering premium modern prospects, featuring a generous building density of 120% and a coverage factor of 50%, allowing for a three-story building with a maximum height of 13.5 meters. This provides an ideal canvas for a boutique apartment building or a magnificent private residence, creating an emotionally rejuvenating living environment in the most sought-after residential suburb of Nicosia.
Extensive Property Features
Property Type: Residential Plot
Location: Strovolos, Nicosia
Plot Area: 456 sq.m.
Planning Zone: Kα4 (Residential 100%)
Building Density: 120%
Coverage Factor: 50%
Max Floors: 3 Storeys
Max Height: 13.5 Meters
Infrastructure: Full access to registered public road and all modern utility networks
Shape: Regular shape for optimized architectural design
Investment Value: High-density zone in a premier residential area
Legal Status: Title Deed available for immediate transfer
Nearby Landmarks & Amenities
In a convenient location for a vibrant urban routine in Strovolos, the plot is surrounded by top-tier infrastructure:
Strovolos Municipal Hall: Located just 0.8 km away, providing essential daily practicality for administrative needs.
Aretaeio Private Hospital: A major healthcare landmark reachable in just 1.5 km for peace of mind.
Pediaios Linear Park: A nearby green lung for wellness activities and nature escapes situated within 1.2 km.
AlphaMega & Lidl Strovolos: Your primary shopping destinations accessible for your daily routine within 1 km.
English School Nicosia: Strategic proximity at 1.8 km for families seeking elite international education.
European University Cyprus: Reachable within a 5-minute drive (2 km) for academic excellence.
Ministry of Foreign Affairs: An essential administrative landmark located just 1.5 km away.
Stavrou Commercial Avenue: A famous local hub for cafes and retail reachable within 1.2 km.
Nicosia City Center: Accessible within a 7-minute drive for all premier services.
A1 Highway Access: Strategic connectivity at 3 km for seamless island-wide travel.
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: **456m²**