

For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 539m²

For Sale : **€ 360,000**

Description
For Sale: 539 sq.m. Corner Residential Plot – Strovolos, Nicosia
Modern Urban Living in a Prime Nicosia District
Discover a rare opportunity to own a prime piece of land in one of Strovolos's most established residential areas. This 539 sq.m. corner plot offers a highly practical and accessible lifestyle for those looking to build their dream home or invest in a high-value area. The property includes a traditional house built in 1964, which remains well-maintained and carries the architectural charm of its era. This plot represents a solid, highly functional asset in 2026, perfectly positioned to offer a peaceful domestic atmosphere while remaining remarkably close to the essential services and commercial pulse of the capital.

Functional Layout & High-Value Residential Features
This property boasts a smart, exceptionally spacious perspective designed for ultimate daily comfort and maximum potential. Falling within the Kα6 Residential Zone, the plot serves your daily routine perfectly with a 90% building density and 50% coverage factor. Being a corner plot with a registered road, it allows for flexible architectural designs and easy access. The zoning permits a two-story building with a maximum height of 10 meters, providing an ideal canvas for a large private residence with a garden. This location ensures a healthy and sustainable Mediterranean lifestyle in a quiet neighborhood that has stood the test of time.
Extensive Property Features
Property Type: Residential Corner Plot
Location: Strovolos, Nicosia
Plot Area: 539 sq.m.
Planning Zone: Kα6 (Residential)
Building Density: 90%
Coverage Factor: 50%
Max Floors: 2 Storeys
Max Height: 10 Meters
Access: Registered corner road access
Existing Structure: Well-maintained 1964 house
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:
Pedieos Linear Park: Located just 0.5 km away, providing essential daily practicality for walking.
Strovolos Municipal Theatre: A major cultural landmark reachable in just 0.6 km.
Aretaeio Private Hospital: Strategic proximity at 1.4 km for healthcare and peace of mind.
Stavrou Avenue: A famous local hub for cafes and retail reachable within 1.6 km.
Acropolis Park: A nearby green lung for wellness activities situated within 1.8 km.
European University Cyprus: Accessible within a 5-minute drive (1.9 km).
The English School: Located 2.1 km away, offering elite international education.
AlphaMega Engomi: Your primary shopping destination reachable within 2.2 km.
Makarios Hospital: A major healthcare landmark situated within 2.5 km.
Nicosia City Center: Accessible at 3.5 km for all premier capital services.
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: **539m²**

Further Details

Corner Plot