

For Sale, Land, Plot, Nicosia, Strovolos, Agios Vasileios, 983m²

For Sale : **€ 550,000**

Description
For Sale Strategic Residential Plot with Two Existing Houses in Strovolos, Nicosia
Modern Urban Living in a Prime Nicosia District
Experience a sophisticated, highly practical, and accessible investment opportunity with this expansive 983sqm residential plot, perfectly situated in the high-status heart of Strovolos. Offering an emotionally rejuvenating suburban environment, this property represents a top-tier development proposal and a solid, highly functional asset . Designed for visionaries and developers, the plot currently includes two well-maintained houses, making it a unique multi-use asset. Its strategic position in a quiet neighborhood ensures essential daily practicality, providing a secure investment choice for those looking to develop a modern apartment complex in the capital's most prestigious residential hub.
Functional Layout & High-Value Residential Features
This property boasts a smart, exceptionally spacious perspective designed for ultimate development flexibility and maximum functionality. The land serves your future construction routine perfectly, falling entirely within the Κα5 residential zone (100%), which is widely considered ideal for an apartment building (polykatoikia). It is flawlessly positioned featuring a building density of 100% and a cover factor of 50%, allowing for a substantial structural footprint. With a maximum height of 13.5 meters across 3 floors, this plot offers the perfect canvas for a luxury residential project that prioritizes outdoor wellness and Mediterranean aesthetics. Future residents will benefit from a healthy and sustainable lifestyle, supported by the plot's generous area of 983sqm.
Extensive Property Features
Property Type: Residential Plot (Includes 2 existing houses)
Location: Strovolos, Nicosia
Land Area: 983sqm
Planning Zone: Κα5 (100% Residential)
Building Density: 100%
Coverage Factor: 50%
Max Floors: 3 Storeys
Max Height: 13.5 Meters
Development Potential: Ideal for the construction of a modern apartment block
Legal Status: Clear 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 Theatre: Located just 0.7 km away, providing a major cultural landmark for your daily routine.
Strovolos Linear Park: A nearby green lung for wellness activities and nature escapes situated within 0.5 km.
AlphaMega & Lidl Strovolos: Your primary shopping destinations accessible for your daily routine within 1.1 km.
English School Nicosia: Strategic proximity at 1.8 km for families seeking elite education.
Nicosia City Center: Reachable at 3.5 km, offering premier retail and professional services.
European University Cyprus: Accessible within a 6-minute drive (2.5 km) for academic proximity.
Aretaeio Private Hospital: Strategic connectivity at 2.0 km for healthcare and peace of mind.
Ministry of Education: A major administrative landmark reachable within 1.4 km.
A1 Highway Interchange: Immediate connectivity just 3.0 km away for seamless island-wide travel.
Pericleous Commercial Avenue: Just 0.8 km away, featuring local cafes, pharmacies, and essential retail.
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: **983m²**