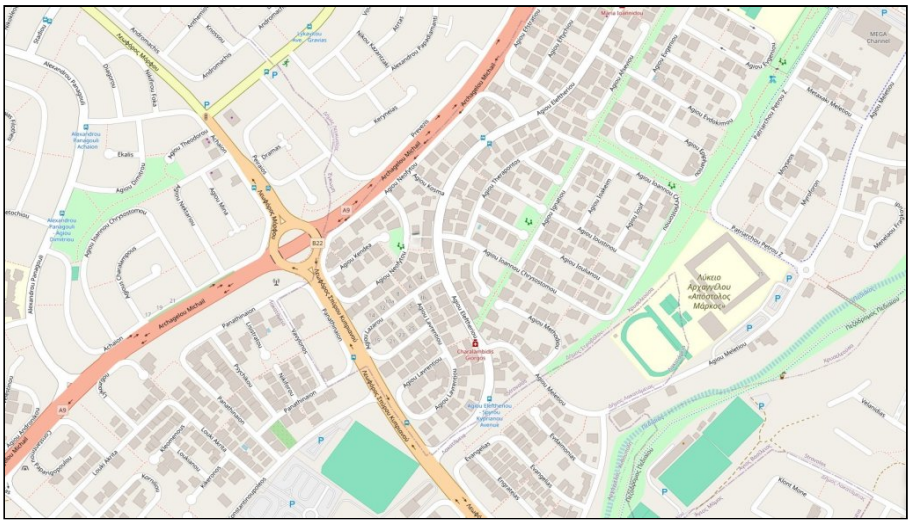


For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 535m²

For Sale : **€ 220,000**

Description
For Sale Residential Plot In Chryseleousa,Nicosia
Modern Urban Living in a Prime Nicosia District
Experience a sophisticated, highly practical, and accessible investment opportunity with this prime residential plot, perfectly situated in the prestigious and high-status area of Chryseleousa, Strovolos. Offering an emotionally rejuvenating environment, this land represents a top-tier residential proposal and a solid, highly functional asset in 2026. Designed for those seeking to develop a bespoke luxury residence or a high-value apartment block, the property is located in a quiet, high-demand neighborhood known for its suburban serenity and immediate proximity to Nicosia's commercial heart. Its strategic position ensures essential daily practicality, providing a secure and tranquil professional hub
Functional Layout & High-Value Residential Features
This property boasts a smart, exceptionally spacious perspective designed for ultimate daily comfort and maximum functionality, covering an area of 535 sq.m.. The plot serves your development vision perfectly with its favorable planning zone, featuring a high 100% building density and a 50% cover factor. It is flawlessly positioned for a 2-storey residential project with a maximum height of 10 meters, offering the ideal setting for outdoor wellness and Mediterranean architectural design. Residents of a future project here will benefit from an organized, healthy, and sustainable lifestyle in a zone characterized by premium villas and modern infrastructure. This plot meets the highest standards for a contemporary urban residence in a secure and tranquil professional hub.
Extensive Property Features
Property Type: Residential Plot
Location: Chryseleousa, Strovolos, Nicosia
Plot Area: 535 sq.m.
Building Density: 100% (High development potential)
Coverage Factor: 50%
Maximum Floors: 2 Storeys
Maximum Height: 10 Meters
Planning Zone: Residential
Shape: Regular and buildable
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 0.9 km away, providing essential daily practicality for administrative needs.
Archbishop Makarios III Lyceum: A nearby landmark for elite education situated within 0.6 km.
Pediaios Linear Park: A major green lung for wellness activities and nature escapes reachable within 0.8 km.
European University Cyprus: Strategic proximity at 2.2 km for professional and academic access.
AlphaMega & Lidl Strovolos: Your primary shopping destinations accessible for your daily routine within 1.4 km.
Aretaeio Private Hospital: A major healthcare landmark reachable in a 5-minute drive (2.5 km).
Kykkos Monastery Park: Accessible within 1.8 km for serene walking and wellness.
Ministry of Defense: Strategic connectivity at 1.5 km for professional convenience.
A1 Highway Interchange: Immediate connectivity within 4.5 km for seamless island-wide travel.
Nicosia City Center: Reachable at 3.5 km, offering premier retail and professional 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: **Under Offer** | Website

Main Features

Property Subtype: **Plot** | Town Planning Zone: **Residential** | Height: **10**

Area

Plot Area: **535m²**