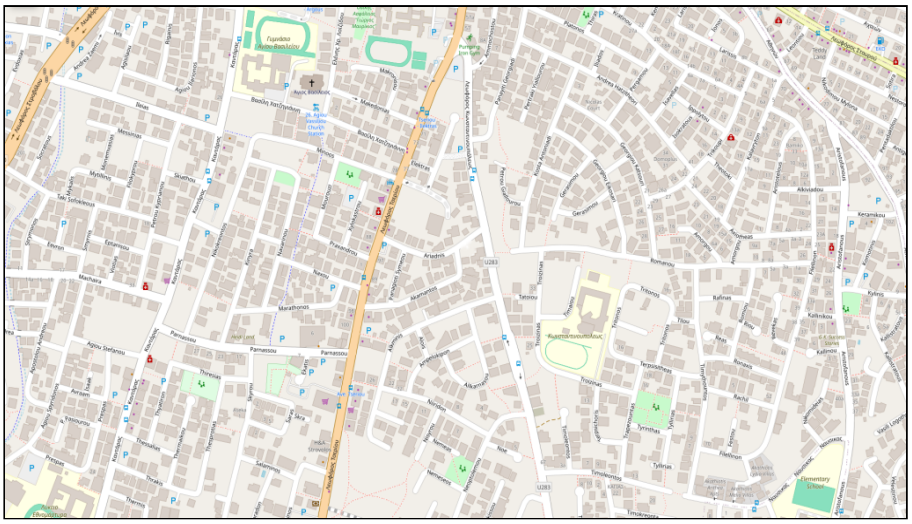


For Sale, Land, Plot, Nicosia, Strovolos, Agios Vasileios, 632m²

For Sale : **€ 350,000**

Description
Prime Residential Corner Plot in Agios Vasileios, Strovolos – High-Density Urban Potential
The Foundation of Your Future
Imagine securing a landmark residential footprint in Agios Vasileios, one of the most established and high-demand quarters of Strovolos. Buying this 632 m² corner plot is about the ultimate freedom to develop a modern multi-unit project in the capital's most populous municipality. This property is a premier blank canvas for developers who recognize the consistent 2026 demand for luxury apartments near Nicosia's central commercial axes and healthcare hubs.

Exceptional Development Potential in Zone Kα5
Primed for a high-yield residential project, the property falls within Planning Zone Kα5. In the competitive 2026 market, these corner-plot parameters offer a significant architectural and financial edge:
Elite Building Density: A powerful 100% building density allows for a total internal buildable area of 632 m², making it the perfect site for a boutique apartment block or a grand, multi-storey private residence.
Vertical Prominence: With an allowance for 3 storeys and a maximum height of 13.5 meters, you can capitalize on elevated views and a modern, commanding presence on the streetscape.
Corner Advantage: Being a corner plot, you benefit from increased natural light, dual access points, and more flexible design options for balconies and underground parking entries.
Ready to Build: The plot abuts a registered road and comes with Title Deeds available, ensuring a clean and immediate transition to the planning permit stage.

Location & Neighborhood Benefits
Connectivity: Immediate access to the Nicosia-Limassol and Kokkinotrimithia-Troodos highways.
Convenience: Walking distance to the Metro Supermarket, primary schools, and a wide array of banks and retail shops.
Green Spaces: Located near local parks and the linear park trail, offering a balanced urban-nature lifestyle for future residents.

Contact G&P Lazarou Estate Agents today at +357 22024949 or sales@gplazarou.com to secure this prime corner asset!

Details

Property Type: **Land** | Status: **Available** | Website

Main Features

Property Subtype: **Plot** | Town Planning Zone: **Residential** | Height: **14**

Area

Plot Area: **632m²**

Further Details

Corner Plot

Gallery

