

# For Sale, Land, Plot, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 636m²

For Sale : **€ 275,000**

**Description**
For Sale Residential Plot in Strovolos (GSP Area), Nicosia
An exceptional opportunity to acquire a residential plot in the highly desirable GSP area of Strovolos, Nicosia. Ideally positioned in one of the capital's most popular and rapidly developing residential locations, this plot offers the perfect setting for the development of a modern family home or an excellent long-term real estate investment in Cyprus.
The property enjoys a prime location in a peaceful residential neighborhood while remaining close to all necessary amenities and major road connections. The GSP area is highly sought after due to its easy access to the highway, the city center, schools, supermarkets, cafes, restaurants, and shopping facilities, making it an ideal area for families and professionals seeking quality living with convenience.
The plot has a total area of 636 sq.m. and falls within Residential Zone Kα8 (100%), offering a building density of 60% and a cover factor of 35%. These development characteristics provide excellent potential for the construction of a spacious and comfortable residence in one of Nicosia's most attractive suburban areas. The property also benefits from a registered road and title deed, ensuring a secure and straightforward purchasing process for prospective buyers.
Its strategic location near the GSP Stadium and the motorway network offers quick and easy access to all areas of Nicosia and other cities across Cyprus. The surrounding area continues to experience strong residential growth and increasing property demand, making this plot an excellent choice for both private use and investment purposes.
Nearby Landmarks:
GSP Stadium – approximately 1.5 km away
Nicosia-Limassol Highway – approximately 1 km away
The Mall of Cyprus – approximately 5 km away
Athalassa National Forest Park – approximately 4 km away
Nicosia City Centre – approximately 8 km away
This is a fantastic opportunity to secure a residential plot in one of the most promising and well-connected areas of Nicosia.
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**
Unit Number: **PLOT 1072**
Website

## Main Features

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

## Area

Plot Area: **636m²**