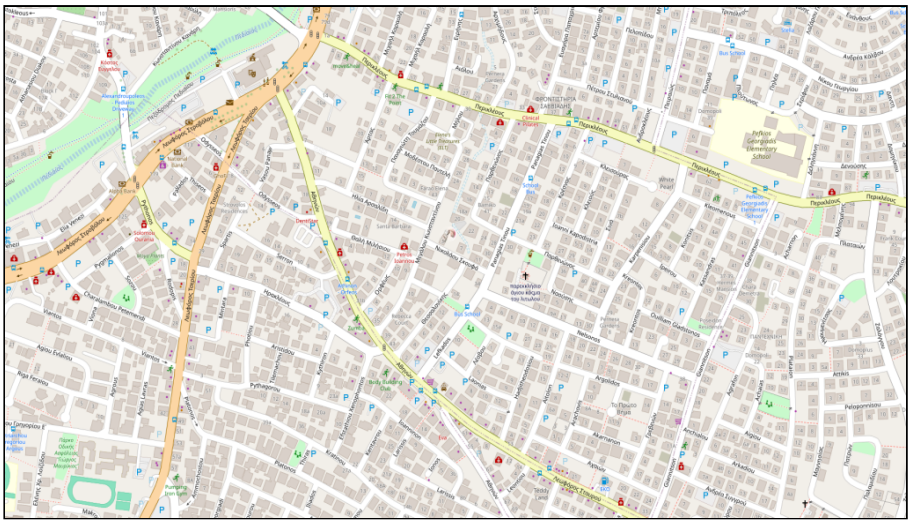


For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 632m²

For Sale : **€ 370,000**

Description
For Sale Residential Plot In Strovolos,Nicosia
Strategic Land Investment in Strovolos
Experience an exceptional and highly practical residential opportunity with this premium residential plot, strategically located in the high-potential and prestigious heart of Strovolos, Nicosia. This property represents a top-tier land proposal, offering a solid, high-value, and highly functional asset for contemporary residential development or long-term strategic holding. Designed for individuals, families, or developers who demand the perfect balance of central urban proximity and a peaceful residential neighborhood, the plot stands as an ideal canvas for high-density construction. Its strategic position ensures a seamless daily routine, making it a secure choice in one of the capital's most established, dynamic, and well-connected premium residential zones.
Development Potential & High-Value Residential Features
The property features an outstanding development space, meticulously matching rigorous contemporary urban standards. Characterized by excellent planning metrics, the plot falls 100% within the highly sought-after Kα4 Residential Planning Zone. It offers an impressive building density of 120% and a coverage factor of 50%, allowing for the construction of a substantial 3-storey residential building with a maximum height of 13.5 meters. Whether designing a luxury complex of apartments, premium townhouses, or a selective low-rise residential project, this plot ensures an exceptionally profitable and practical investment environment with immediate access to necessary capital infrastructure.
Extensive Property Features
Property Type: Residential Plot
Location: Strovolos, Nicosia
Planning Zone: Kα4 (Residential Zone - 100%)
Building Density: 120%
Coverage Factor: 50%
Maximum Floors: 3 Storeys
Maximum Height: 13.5 meters
Infrastructure: Ready for immediate connection to water, electricity, and telecommunication networks
Suitable For: Perfect for developers, contractors, or investors looking to construct a premium multi-storey residential apartment building in a high-demand urban pocket
Nearby Landmarks & Amenities
In a convenient location for a vibrant routine in the Strovolos and wider Nicosia area, the property is supported by essential infrastructure and prominent landmarks.
The English School is a world-renowned premium educational institution situated within the immediate district.
Aretaeio Hospital is a major private healthcare facility providing essential medical services within a short drive.
Acropolis Park is a major green landmark for outdoor recreation, walking paths, and scenery accessible nearby.
Athalassas Avenue is a primary commercial and financial artery providing immediate access to major corporate headquarters, banks, and networks.
The Presidential Palace is a primary administrative and historical landmark located within the wider area.
Strovolos Municipal Hall is a prominent local civic and administrative destination situated nearby.
The Landmark Nicosia is a high-profile commercial and hospitality landmark situated 2 km away (not a short walk).
Nicosia City Center is the capital's primary professional, cultural, and shopping core reachable within a few minutes.
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: **632m²**