

For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 574m²

For Sale : **€ 230,000**

Description
For Sale Residential Land In Strovolos, Nicosia.
An excellent opportunity to acquire residential land in one of the most desirable and established areas of Strovolos, Nicosia. Extending to 574 sq.m., this residential field offers an attractive proposition for both private buyers and developers seeking a well-positioned property with excellent development potential in a highly sought-after residential neighbourhood. Its strategic location combines easy access to the city centre with proximity to essential amenities, educational institutions and major road networks.
The property falls entirely within the Kα6 Residential Planning Zone and benefits from a building density of 90% and a coverage factor of 50%, allowing for the development of a residential building of up to two storeys with a maximum height of 10 metres. These favourable planning characteristics provide flexibility for the construction of a spacious detached residence, semi-detached homes or a small residential development, depending on the purchaser's requirements
The land enjoys direct access via a registered road, significantly enhancing its accessibility and immediate development potential. Strategically located within Strovolos, the property is situated approximately 1.4 km from the European University Cyprus, 2.3 km from the Nicosia Race Club, 2.8 km from the Mall of Engomi, 3.5 km from the University of Nicosia, 4.2 km from the Presidential Palace, 5.1 km from Eleftheria Square and approximately 5.8 km from Nicosia City Centre. These distances provide convenient access to educational institutions, commercial facilities, public services and key destinations throughout the capital.
The combination of its residential zoning, registered road access and strategic location makes this property an excellent opportunity for those seeking to develop a quality residential project in one of Nicosia's most established urban areas.
As the property falls within a Residential Planning Zone, the sale price is subject to 19% VAT in accordance with the applicable legislation of the Republic of Cyprus.
G&P Lazarou Estate Agents proudly presents this attractive residential land opportunity in Strovolos, offering excellent development potential, accessibility and long-term investment value.
To discover more options in this area, you can browse our complete portfolio of land for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/
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: **10**

Area

Plot Area: **574m²**