

For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 742m²

For Sale : **€ 620,000**

Description
For Sale Residential Plot In Strovolos,Nicosia
Strategic Development Opportunity in Strovolos's Core District
Experience an exceptional and highly lucrative real estate opportunity with this premium residential plot, strategically located in a high-potential, affluent, and beautifully connected development zone in Strovolos, Nicosia. This property represents a top-tier investment proposal, offering an unencumbered and highly functional asset perfect for developers, investors, or individuals looking to construct a bespoke luxury mansion or a contemporary apartment block. Fully optimized for immediate architectural master planning, this parcel ensures absolute investment safety and excellent potential for long-term capital appreciation in Nicosia's largest and most sought-after municipal node.
Outstanding Development Specifications & High-Yield Planning Metrics
The plot features an exceptionally functional layout configuration spanning a total area of 742 square meters, providing excellent structural versatility and maximizing design options for a premium building project. Positioned within a high-density residential planning zone, the land possesses highly advantageous development parameters:
Building Density Factor: 120% — Allowing for a substantial construction volume of up to 890 square meters of premium covered internal living spaces.
Coverage Factor: 50% — Ensuring extensive ground space for allocated private parking bays, green landscaped yards, and storage facilities.
Maximum Structural Floor Level: 3 Storeys Max Floor Layout — Perfectly suited for contemporary multi-level apartments or an imposing independent estate.
Maximum Structural Height: 13.5 meters — Providing an elevated structural profile that maximizes natural daylight and beautiful open views across the district.
Flawless Infrastructure, Access & Complete Utility Readiness
Fully optimized for immediate development logistics and large-scale construction machinery transit, the property benefits from a fully registered road network along its boundary, securing legal, direct, and uninterrupted vehicular access. The parcel is completely ready for immediate connection to the essential municipal utility grid, including high-voltage electricity infrastructure, high-pressure water supply lines, and modern telecommunication networks.
Extensive Property Features
Property Type: Residential Plot
Listing Type: Available For Sale
Location: Strovolos, Nicosia
Total Land Area: 742 sq.m.
Building Density : 120%
Coverage Factor: 50%
Maximum Storeys Allowed: 3 Floors Max
Maximum Height Allowed: 13.5 meters
Access Infrastructure: Registered Public Asphalt Road Adjoining the Property Boundary
Legal Status: Clear Title Deed Available for Clean, Immediate Ownership Transfer
Nearby Landmarks & Amenities
In an exceptionally convenient location for a vibrant modern routine and premium tenant attraction, the property is supported by primary regional arteries, educational networks, and commercial landmarks.
The Strovolos Municipal Hall & Cultural Centre represent primary local civic, administrative, and community landmarks situated within the immediate district.
The Linear Park of Pedieos River is a major natural green landmark offering extensive walking paths, cycling trails, and outdoor recreation nearby.
Strovolos Avenue & Perikleous Street are the primary commercial arteries providing immediate access to large high-street supermarkets, retail bakeries, local pharmacies, commercial banks, gyms, and popular family cafes.
Aretaeio Private Hospital is a premier medical facility located nearby, ensuring rapid access to elite healthcare.
The Mall of Cyprus & Shacolas Shopping Park are high-profile commercial, retail, and entertainment destinations reachable within a brief drive.
The A1 Nicosia-Limassol Highway Network is easily accessible via surrounding links, ensuring a seamless transport connection for cross-district commuting and rapid airport transit.
To discover more options in this area, you can browse our complete portfolio of plots 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: **14**

Area

Plot Area: **742m²**