

For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 543m²

For Sale : **€ 250,000**

Description
For Sale Residential Plot In Strovolos,Nicosia
Strategic Investment & Development Opportunity Near Apollonion Hospital
Unlock an elite real estate asset with this premium residential plot, strategically positioned in one of the most affluent, highly demanded, and prestigious residential zones of Strovolos, Nicosia. This property represents a top-tier acquisition opportunity, perfectly configured for individuals seeking to build a high-end luxury custom villa, or developers looking to construct a premium low-rise residential building. Nestled in a quiet, upscale neighborhood, this asset provides an exceptional balance of central urban proximity, high neighborhood privacy, and unparalleled prestige, making it a secure choice for capital growth and premium residential positioning.
Excellent Planning Parameters & Optimized Architectural Profile
The property showcases highly efficient, top-tier zoning parameters under its primary residential framework, allowing for immediate design and development maximization:
Planning Zone: Kα6 (100% coverage) — The entirety of the plot falls under the highly favorable Kα6 residential planning zone, guaranteeing a seamless licensing process.
Building Density : 90% — Allowing for a substantial interior square footage allocation to maximize gross buildable area and property value.
Coverage Factor: 50% — Striking a perfect equilibrium that secures a generous structural footprint while reserving ample land for landscaped gardens, private swimming pools, and open-air verandas.
Structural Allowance: Maximum of 2 Floors with an allowable structural height limit of 10 meters, perfectly tailored for a commanding modern residence or high-end apartment project.
Generous Frontage: Features an impressive 24-meter frontage, offering excellent architectural flexibility, grand entrance options, and high aesthetic curb appeal.
Complete Infrastructure & Immediate Development Readiness
Bypassing long technical delays, this plot is fully integrated within the urban grid and ready for immediate building application pathways:
Road Access: The property benefits from immediate access via an officially registered road, ensuring permanent legal, vehicular, and pedestrian connectivity.
Utilities: Being within a fully developed luxury zone, all modern infrastructures (including electricity grids, high-speed fiber-optic telecommunications, and municipal water networks) are already in place.
Extensive Property Features
Property Type: Residential Plot
Listing Type: Available For Sale
Location: Strovolos, Nicosia
Planning Zone: Kα6
Building Density : 90%
Coverage Factor: 50%
Maximum Floors Allowed: 2 Storeys
Maximum Structural Height: 10 Meters
Frontage Length: 24 Meters
Road Infrastructure: Access via Registered Road
Nearby Landmarks & Amenities
Perfectly situated to support an elite, comfortable, and well-connected lifestyle in Strovolos, the property is flanked by top-tier local services, green spaces, and main transport arteries:
The Apollonion Private Hospital is an elite national medical institution situated in close proximity, serving as the central hallmark landmark of this premium neighborhood.
The Archangelos & Makedonitissa Borders are directly accessible, placing the property within a highly reputable, high-income residential grid.
The Manglis Lake & Linear Park Network are positioned nearby, presenting beautiful natural green buffer zones for outdoor recreation, walking, and family leisure.
The University of Nicosia (UNIC) Campus and private schools are reachable within minutes, driving strong long-term demand for premium residential units in the area.
Major Supermarkets, Gyms, and Cafes are just a short drive away, keeping daily retail convenience effortless.
The A1 Highway & Nicosia-Troodos Arteries are seamlessly accessible, allowing swift cross-district commuting and direct transit to the capital's central business district.

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: **10**

Area

Plot Area: **543m²**