

For Sale, Land, Plot, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 550m²

For Sale : **€ 320,000**

Description
Residential Plot for Sale or Development Exchange in Apostolos Varnavas & Agios Makarios Area, Strovolos, Nicosia
An excellent opportunity to acquire or develop a residential plot in one of Strovolos' most established and sought-after residential areas. This property combines a prime location, favorable development parameters, and immediate access to all essential amenities, making it an ideal choice for private buyers, developers, and investors interested in a development exchange arrangement.
The property is situated in the Apostolos Varnavas and Agios Makarios area of Strovolos, a highly desirable location offering easy access to schools, supermarkets, shops, public services, and major road networks throughout Nicosia.
The plot extends to 550 m², benefits from frontage on a registered public road, and comes with a separate title deed, ensuring a secure and transparent transaction process.
The property falls within the Residential Planning Zone Ka6, offering a 90% building density, 50% coverage ratio, permission for up to 2 floors, and a maximum building height of 10 meters. These favorable planning parameters provide excellent potential for the development of a modern residence or a small residential project in an area with strong and consistent demand.
Its strategic location and attractive development characteristics make it an ideal opportunity for residential development and a valuable long-term real estate investment.
The owner is also open to development exchange proposals (land-for-development consideration), creating an attractive opportunity for developers and property investors.
Please note that the sale is subject to VAT.
Do not miss this rare opportunity in one of Nicosia's most desirable residential locations.
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/plot/
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: **550m²**

Gallery

