

For Sale, Land, Plot, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 700m²

For Sale : **€ 425,000**

Description
Corner Residential Plot for Sale or Development Exchange in Agios Varnavas & Agios Makarios, Strovolos, Nicosia
Discover a rare opportunity to acquire or develop a corner residential plot in one of Strovolos' most established and sought-after residential areas. The property is available for sale or development exchange (antiparochi), making it an exceptional opportunity for investors, developers, and private buyers seeking land with strong development potential in a prime location.
The plot extends to 700 m² and enjoys a corner position with frontage on a registered public road, offering enhanced visibility, excellent accessibility, and significant advantages for architectural design and land utilization.
The property falls within the Residential Planning Zone Κα6 and benefits from 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 make it ideal for residential development or a boutique housing project in an area with strong and consistent demand.
A separate title deed is available, ensuring a secure and transparent transaction process. The Agios Varnavas and Agios Makarios area of Strovolos is one of Nicosia's most desirable residential locations, offering immediate access to schools, supermarkets, shops, services, and all everyday amenities.
The option for a development exchange arrangement further enhances the property's appeal for developers and investors seeking to maximize the potential of a well-positioned plot in a prime residential neighborhood.
Please note that the sale is subject to VAT.
Do not miss this exceptional opportunity to acquire or develop a corner plot in one of Strovolos' most desirable 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: **700m²**

Further Details

Corner Plot

Gallery

