

For Sale, Land, Plot, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 586m²

For Sale : **€ 550,000**

Description
For Sale Prime Commercial Plot – Prestigious Investment Opportunity in Nicosia
G&P Lazarou Estate Agents proudly presents an exceptional commercial plot for sale in one of Nicosia's most prestigious and high-demand business districts. Opportunities of this calibre rarely become available, making this property a truly one-of-a-kind investment for developers, corporations, and investors seeking to secure a premium commercial site with outstanding long-term potential.
The plot extends to 586 sq.m. and is situated in a highly visible and strategic location surrounded by successful businesses, corporate offices, financial institutions, medical centres, and premium commercial developments. Its prime position ensures excellent accessibility and strong future capital appreciation, making it an ideal choice for a landmark commercial project.
Located within the Eβ4 (100%) Commercial Zone, the property benefits from a 140% building density, 50% coverage factor, a maximum building height of 17 metres, and permission to construct up to four storeys. These exceptional planning characteristics provide developers with the flexibility to create a modern office building, medical centre, mixed-use commercial development, showroom, retail premises, or corporate headquarters, subject to the necessary planning and building permits.
Commercial plots in prestigious areas of Nicosia with these development specifications are becoming increasingly scarce. Whether your vision is to construct a modern business centre or secure a high-performing real estate investment with significant future appreciation, this property represents an outstanding opportunity.
Its strategic location provides immediate access to major avenues, government departments, business centres, banks, restaurants, cafés, hotels, educational institutions, and public transport, while excellent road connections ensure quick access to the city centre and the motorway network. This unique commercial plot offers the perfect foundation for a successful development in one of the capital's strongest commercial markets.
Nearby Landmarks
• Aretaeio Hospital – approximately 250 m
• Landmark Nicosia – approximately 950 m
• Makarios Avenue – approximately 1.0 km
• Cyprus International State Fair (Cyprus Expo) – approximately 1.8 km
• Nicosia General Hospital – approximately 2.2 km
• The Junior School – approximately 2.4 km
• Banks, cafés, restaurants, supermarkets, pharmacies and public services – within 100–400 m
• Easy access to Limassol Avenue and the motorway – approximately 600 m
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: **Commercial**
Height: **17**

Area

Plot Area: **586m²**