

For Sale, House, Semi-detached House, Nicosia, Strovolos, Chryseleousa, 414m²

For Sale : **€ 339,000**

Description
For Sale Semi Detached House Of 4 Bedrooms In Strovolos,Nicosia
Prime Residential Opportunity with Approved Demolition Permit or Complete Renovation Potential
Unlock an exceptional investment opportunity in one of Nicosia's most established residential districts, Strovolos. Positioned on a ground-floor single level, this traditional 4-bedroom semi-detached residence is offered with a valid demolition permit already issued, making it immediately ready for a brand-new, modern residential development. Alternatively, its solid structural footprint provides a prime canvas for a total modern transformation for buyers seeking a spacious ground-floor family home with private land footprint.
Dual Strategic Potential: New Build Canvas or Full Renovation
Ready Demolition Permit: Comes with official permission already approved for demolition, eliminating bureaucratic delays and allowing developers or private owners to immediately break ground on a custom luxury home or residential apartment complex.
Single-Level Footprint (1 Floor): Built entirely across 1 ground floor level, providing easy, step-free access and an excellent foundational layout for a total architectural renovation.
Generous Interior Allocation: Features 4 spacious bedrooms and 1 bathroom/toilet, offering significant internal square footage that can be completely reconfigured to modern family standards.
High-Yield Location & Land Value
Prime Strovolos Setting: Situated in an ultra-convenient, low-density residential pocket of Strovolos with strong long-term capital growth and high rental demand.
Infrastructure Ready: Fully connected to municipal utility networks (electricity, water, and telecommunications), minimizing site preparation costs for immediate re-development.
Property Features
Property Type: Single-Level Semi-Detached House
Listing Type: Available For Sale
Location: Strovolos, Nicosia
Current Status: Ready for Immediate Demolition (Permit Approved) or Full Renovation
Levels: 1 Floor
Bedrooms: 4 Bedrooms
Bathrooms: 1 Toilet / Bathroom
Development Potential: Approved Demolition Permission Included for Direct New-Build Project
Nearby Landmarks & Amenities
Perfectly anchored within Strovolos at these exact coordinates, the property offers rapid access to key urban hubs and lifestyle facilities:
Elegkomi & Strovolos Commercial Hubs (Strovolou Avenue & Vasileos Pavlou Street) are accessible in seconds, placing major supermarkets, gourmet bakeries, pharmacies, banks, and cafes right at your doorstep.
The European University Cyprus (EUC) & University of Nicosia (UNIC) are located within brief driving distance, ensuring continuous high tenant demand for potential apartment builds.
The Pedieos River Linear Park: Situated nearby, providing miles of green walking paths, running trails, and cycling routes.
Aretaeio Private Hospital & Medical Centers: Located moments away, offering comprehensive healthcare facilities in the immediate area.
Central Nicosia Commercial Core: Reachable in under 5 to 7 minutes via direct connector avenues.
Fluid Highway Connections: Quick access to the main arterial routes leading to the A1 highway network, connecting seamlessly to Limassol, Larnaca, and international airports.
To discover more options in this area, you can browse our complete portfolio of houses for sale in Nicosia directly from our website by clicking the following link: To discover more options in this area, you can browse our complete portfolio of apartments for rent in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/apartment-for_rent/in/Nicosia/
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **House**
Status: **Available**
Website

Main Features

Property Subtype: **Semi-detached House**
Bedrooms: **4**
Furnished: **Unfurnished**
Construction Stage: **Resale**
Bathrooms: **1**
Covered Parking: **1**
Construction Year: **1990**
Kitchen Type: **Separated**

Area

Internal Area: **139m²**
Plot Area: **414m²**

Further Details

Storage Space, Water, Electricity

Gallery

































