

For Sale, Land, Field, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 1,450m²

For Sale : **€ 1,020,000**

Description
For Sale Corner Residential Land of 4,882 m² in Strovolos, Nicosia
G&P Lazarou Estate Agents proudly presents this substantial 4,882 m² residential land for sale in Strovolos, Nicosia, offering excellent development potential in one of the capital's most established and sought-after municipalities. Combining a generous land area, strong planning coefficients and the important advantage of a corner position with registered road access, this property represents an attractive opportunity for developers and investors seeking a sizeable development site within the greater Nicosia area.
The property falls entirely within Planning Zone Bα3 (100%), benefiting from a 100% building density and a 60% coverage factor. Development is permitted for up to 2 floors, subject to the applicable planning regulations and the necessary approvals from the relevant authorities. These favourable development parameters, together with the substantial plot size, provide considerable flexibility when exploring the property's future potential.
A particularly valuable characteristic is its corner position. Corner properties can offer enhanced road frontage, accessibility and greater flexibility when designing entrances, parking arrangements and the overall layout of a future development. The land benefits from access to a registered road, further strengthening its development profile.
A title deed is available, an important consideration for prospective purchasers evaluating a significant real estate investment. With 4,882 m² of land, the property offers the scale required for a meaningful development project, always subject to planning permission and confirmation of the permitted uses by the competent authorities.
Its Strovolos location provides convenient access to the wider Nicosia road network, established residential neighbourhoods, schools, shops, supermarkets, healthcare facilities and numerous everyday services. This combination of location, accessibility and development characteristics makes the property particularly noteworthy within the Nicosia real estate market.
For investors and developers searching for land for sale in Strovolos, Nicosia, this is a compelling opportunity combining substantial size, strong development coefficients, corner positioning and registered road access.
Property Features
Land Area: 4,882 m²
Planning Zone: Bα3 (100%)
Building Density: 100%
Coverage Factor: 60%
Maximum Floors: 2
Corner Land
Registered Road Access
Title Deed Available
Excellent Development Potential
Nearby Landmarks & Amenities
GSP Stadium – approximately 1.7 km
The Mall of Cyprus – approximately 2.1 km
Nicosia General Hospital – approximately 2.2 km
Athalassa National Forest Park – approximately 2.4 km
University of Cyprus Campus – approximately 4.0 km
Nicosia City Centre – approximately 5.5 km
To discover more land for sale in Nicosia, browse the G&P Lazarou Estate Agents portfolio:
https://gplazarou.com/properties/for_sale/Nicosia?property_type%5Bland%5D%5Bfield%5D=field
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: **Field**
Town Planning Zone: **Industrial**

Area

Plot Area: **1,450m²**

Further Details

Corner Plot