

For Sale, Land, Field, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 683m²

For Sale : **€ 290,000**

Description
For Sale Residential Land of 1,366 m² in Strovolos, Nicosia
G&P Lazarou Estate Agents proudly presents this excellent residential land for sale in Strovolos, Nicosia, offering a generous plot area of 1,366 m² and attractive development parameters. Located within one of Nicosia's most established and sought-after municipalities, the property presents an appealing opportunity for private residential development or investment.
The land falls entirely within Residential Planning Zone Kα6 (100%), with a building density of 90% and a coverage factor of 50%. According to the supplied planning characteristics, development is permitted up to 2 floors, with a maximum height of 10 metres. These parameters provide considerable flexibility for the design and development of a residential project, always subject to the necessary planning and building approvals from the competent authorities.
An important advantage of the property is its access to a registered road, enhancing its practicality and development potential. With its substantial size of 1,366 m², the land represents an interesting proposition for buyers looking to construct a spacious private residence or for developers and investors exploring residential development opportunities in the wider Strovolos area.
Strovolos remains one of the most popular residential locations in Nicosia, valued for its established infrastructure, accessibility and extensive range of services. The property enjoys convenient connections towards central Nicosia and surrounding areas, while supermarkets, schools, pharmacies, restaurants, cafés, healthcare services and other everyday amenities are readily accessible.
For investors, the combination of 1,366 m² of land, Kα6 residential zoning, 90% building density and registered road access creates an attractive foundation for evaluating a future residential project in a well-established part of the capital.
Property Details: Plot Area: 1,366 m² | Planning Zone: Kα6 (100%) | Building Density: 90% | Coverage: 50% | Maximum Floors: 2 | Maximum Height: 10 m | Registered Road
Nearby Landmarks & Amenities: GSP Stadium – approx. 2.2 km | The Mall of Cyprus – approx. 3.0 km | Nicosia General Hospital – approx. 3.2 km | Athalassa National Forest Park – approx. 3.3 km | European University Cyprus – approx. 3.4 km
To discover more options in this area, you can browse our complete portfolio of residential land for sale in Nicosia directly from our website by clicking the following link:
https://gplazarou.com/properties/for_sale/Nicosia?property_type%5Bland%5D%5Bfield%5D=field&town_planning_zone%5Bresidential%5D=residen
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: **Residential**
Height: **10**

Area

Plot Area: **683m²**