

For Sale, Land, Plot, Nicosia, Strovolos, Agios Vasileios, 3,234m²

For Sale : **€ 1,900,000**

Description
Residential Plot for Sale in Strovolos, Nicosia
G&P Lazarou Estate Agents presents this substantial residential plot for sale in Strovolos, Nicosia, offering an excellent opportunity for developers, investors or buyers seeking a sizeable property with residential development potential in one of the capital's established urban areas.
The property extends to an impressive 3,234 sq.m. and benefits from a registered road, providing convenient access to the plot. It falls within Residential Planning Zone H2, with a 35% building coverage and 60% building density, offering attractive development potential subject to the applicable planning regulations and permissions.
Its substantial size and residential zoning make this property particularly interesting for those looking to undertake a residential development project or secure a sizeable landholding in Strovolos. The location combines the advantages of an established residential environment with convenient access to the wider Nicosia area, making it an appealing proposition for both development and investment purposes.
Development Characteristics
Plot area: 3,234 sq.m.
Planning zone: H2 – Residential
Building coverage: 35%
Building density: 60%
Access: Registered road
Based on the stated planning parameters, the property offers a maximum theoretical building density area of approximately 1,940.4 sq.m. and a maximum theoretical covered area of approximately 1,131.9 sq.m., subject to confirmation by the relevant authorities and the applicable planning and development regulations.
Location & Investment Potential
Strovolos is one of the largest and most established municipalities in Nicosia, offering convenient access to residential amenities, schools, shops, services and major road networks. The location provides a practical base for future residential development while remaining well connected to the wider urban area.
This sizeable residential plot for sale in Strovolos represents an attractive opportunity for investors and developers seeking land with established residential zoning, substantial area and registered road access.
To discover more residential plots and land for sale in Nicosia, you can browse our complete portfolio directly from our website: https://gplazarou.com/properties/for_sale/Nicosia?property_type%5Bland%5D%5Bplot%5D=plot&town_planning_zone%5Bresidential%5D=resident
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: **3,234m²**