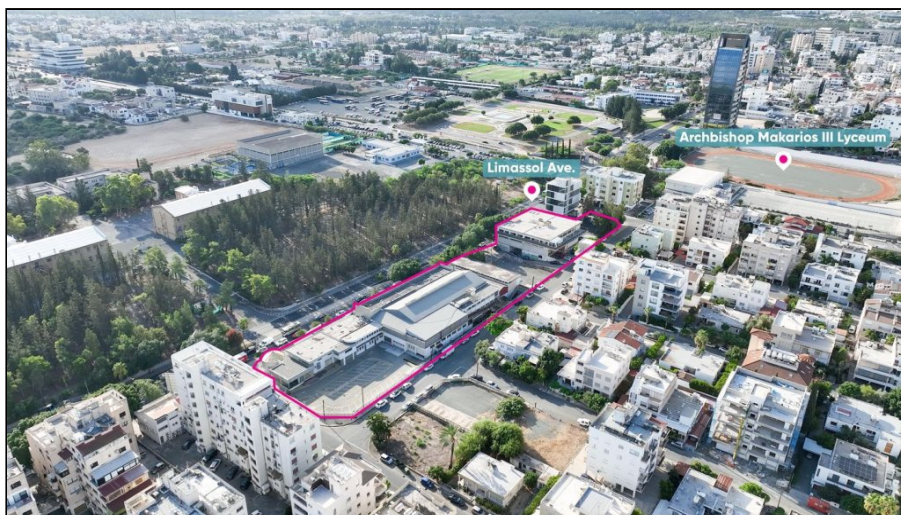




For Sale, Land, Plot, Nicosia, Strovolos, Agios Dimitrios, 8,094m²

For Sale : € 15,455,000

Description

Prime commercial development plots extending to 8,094sq.m. and with capacity for a six-storey landmark project. The property consists of three (3) adjacent commercial plots ideally situated in the high-demand commercial hub of Strovolos, in Nicosia.

 Location: Strategically positioned in a prime city corridor on Limassol Avenue, serving as a landmark placement at the entrance of Nicosia. Surrounded by high-profile corporate buildings and retail hubs, ensuring long-term value appreciation.

 Property Highlights:
 • Plot Size: 8,094sq.m. of flat, highly developable land.
 • Development Scope: Zoned for high-density commercial or mixed-use building options.
 • Zoning Specifications (Zone Eß3):
 - Maximum Density: 160%
 - Maximum Coverage: 50%
 - Maximum Height: 24m / 6 Floors
 • Plot Topography: 100% flat, rectangular terrain optimal for straightforward, cost-effective excavation and foundation layout.

 Key Advantages:
 • Exceptional Four-Road Frontage: Corner exposure offering 390m of combined frontage.
 • Infrastructure: Close proximity to the capital's commercial center and the bustling networks of the city's entrance.
 • Investment Potential: This expansive parcel represents a significant opportunity for a major commercial hub or corporate headquarters. Its prominent size and location allow for flexible master-planning and high-density construction.
 • Zoning Multipliers: The property benefits from added planning incentives that directly maximize allowable building density beyond baseline figures.
 • Immediate Redevelopment Readiness: Existing obsolete structures are slated for demolition, offering a clear land area for immediate modern development.

 There are three (3) separate title deeds for this property.
 The property is held within a Special Purpose Vehicle (SPV). Acquiring the company shares results in no Transfer Fees and no VAT being applicable to the transaction.

 *Kindly note that photos marked as "Digital Design" are not real-life images but have been artificially generated to help you envision the property's potential.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Furnished: **Unfurnished**

Area

Plot Area: **8,094m²**



Gallery



