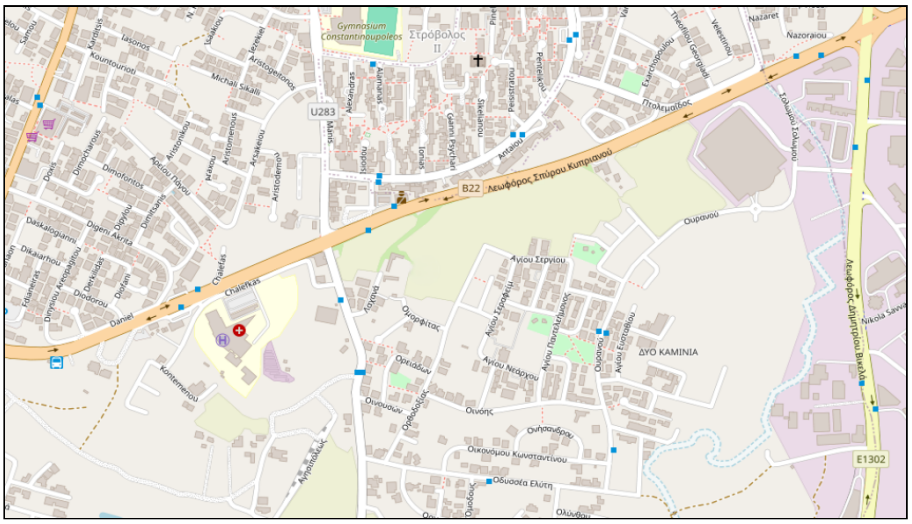


For Sale, Land, Plot, Nicosia, Strovolos, Agios Vasileios, 521m²

For Sale : **€ 192,700**

Description
For Sale | Residential Plot of 521 m² with 24.31-Metre Frontage in Strovolos, Nicosia – Ka8 Zone
A residential plot of 521 m² is available for sale in Strovolos, Nicosia, offering an excellent opportunity for individuals, families and investors seeking residential land in an established area of the capital.
The property features a generous frontage of approximately 24.31 metres along one side, adjoining a registered road. Its wide frontage provides flexibility in architectural planning and offers attractive possibilities for the development of a spacious private residence or another residential project, subject to the necessary planning approvals.
The plot forms part of an already subdivided residential development, making it an interesting option for buyers seeking land within an established residential setting. Its generous frontage and road access contribute to its practical configuration and potential for future development.
The property falls within the Ka8 residential planning zone, with a building density coefficient of 80% and a coverage ratio of 45%. Based on its total area of 521 m², the building density coefficient corresponds to an indicative maximum buildable floor area of approximately 416.80 m², while the coverage ratio corresponds to an indicative maximum ground coverage of approximately 234.45 m². Actual development potential remains subject to applicable planning regulations and the necessary approvals.
The combination of its 521 m² land area, 24.31-metre frontage, registered road access and Ka8 residential zoning offers appealing possibilities for designing a comfortable home with functional indoor living spaces and practical outdoor areas.
Situated in Strovolos, the property benefits from its location within one of Nicosia's established residential municipalities, providing access to schools, supermarkets, pharmacies, shops, restaurants and other everyday amenities.
Important points of interest in the wider area include Strovolos Municipal Centre | European University Cyprus | Makario Stadium | Nicosia Mall | Nicosia City Centre.
Combining its generous frontage, registered road access, subdivided status, 80% building density and 45% coverage ratio, this residential plot represents an attractive opportunity for buyers and investors seeking land with development potential in Strovolos.
To discover more residential plots and land for sale in Nicosia District, browse our complete portfolio:
https://gplazarou.com/properties/for_sale/nicosia?property_type%5Bland%5D%5Bplot%5D=plot
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com for further information or to arrange a viewing!

Details

Property Type: **Land**
Status: **Available**
Unit Number: **plot 4**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **521m²**

Gallery

