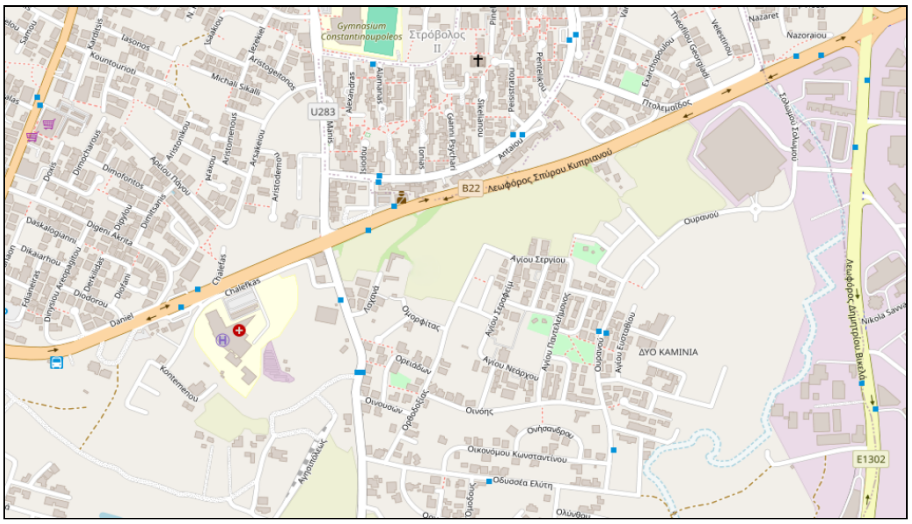


For Sale, Land, Plot, Nicosia, Strovolos, Agios Vasileios, 420m²

For Sale : **€ 156,000**

Description
For Sale | Residential Plot of 420 m² with 20.30-Metre and 17.12-Metre Frontages in Strovolos, Nicosia – Ka8 Zone
A residential plot of 420 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 two generous frontages of approximately 20.30 metres and 17.12 metres, adjoining a registered road. Its wide frontages provide flexibility in architectural planning and offer 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 frontages 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 420 m², the building density coefficient corresponds to an indicative maximum buildable floor area of approximately 336 m², while the coverage ratio corresponds to an indicative maximum ground coverage of approximately 189 m². Actual development potential remains subject to applicable planning regulations and the necessary approvals.
The combination of its 420 m² land area, 20.30-metre and 17.12-metre frontages, 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 frontages, 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 5a**
Website

Main Features

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

Area

Plot Area: **420m²**

Gallery

