



For Sale, Land, Plot, Nicosia, Strovolos, 632m²

For Sale : € 340,000

Description

High-Yield Residential Plot for Sale in Strovolos – Strategic Development Opportunity

Whether you are a visionary developer ready to create a landmark residential project or a smart investor looking to secure a high-yield asset, this exceptional 632sqm building plot in a premier area of Strovolos offers the perfect blank canvas. Buying land in this established and highly accessible neighborhood provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This site is a strategic acquisition specifically suited for those who prioritize high-yield development and significant ROI in a central urban setting.

Strategic Development and Yield Potential

Boasting a well-positioned surface in a desirable residential zone, this property is primed for immediate construction. With a 100% building density and 50% coverage ratio under the Ka5 planning zone, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern 3-story residential building or a sophisticated apartment complex. The zoning allows for maximum utilization of the 632sqm area, providing a clear path for developers looking to capitalize on the high demand for contemporary urban housing and maximize yield potential.

Key Features

Property Type: Residential Building Plot

Location: Strovolos, Nicosia

Plot Size: 632sqm of prime, developable land

Planning Zone: Ka5 (Residential)

Building Density: 100% (Focus on high-yield development and strategic acquisition)

Coverage Ratio: 50%

Structural Allowance: 3 Floors (Ideal for apartment complexes and high-ROI projects)

Infrastructure: Located in a well-established neighborhood with immediate access to all urban utilities

Legal Status: Title deed available

Cyprus real estate investment: High-value potential in a central and growing residential hub

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a premium neighborhood in Strovolos, this plot offers a rare balance of residential appeal and extreme convenience. You are just a short drive from the capital's primary commercial, educational, and healthcare hubs, making it an area highly attractive to both families and quality tenants. Enjoy proximity to major retail landmarks, swift access to the city center, and the benefits of being in a well-connected district with every modern necessity nearby.

Land for sale near Aretaeio Hospital: Located within a 3-minute drive of one of the capital's leading private healthcare providers.

Strovolos Town Hall: Situated just 1.4 km away, providing easy access to the district's primary administrative and civic center.

English School: Reachable within a short 4-minute drive, offering proximity to one of the most prestigious educational institutions in Nicosia.

Falcon School: Positioned within a 5-minute drive, providing access to top-tier international education.

European University Cyprus: Located within a 6-minute drive, ensuring proximity to one of the capital's primary higher education institutions.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density plot for sale in Strovolos is an unparalleled opportunity. Prime development land with this specific density in such a central location is a strategic acquisition that moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next high-yield residential project. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for over 3 decades of experience, offering unmatched expertise and a commitment to excellence.



Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **632m²**



Gallery

