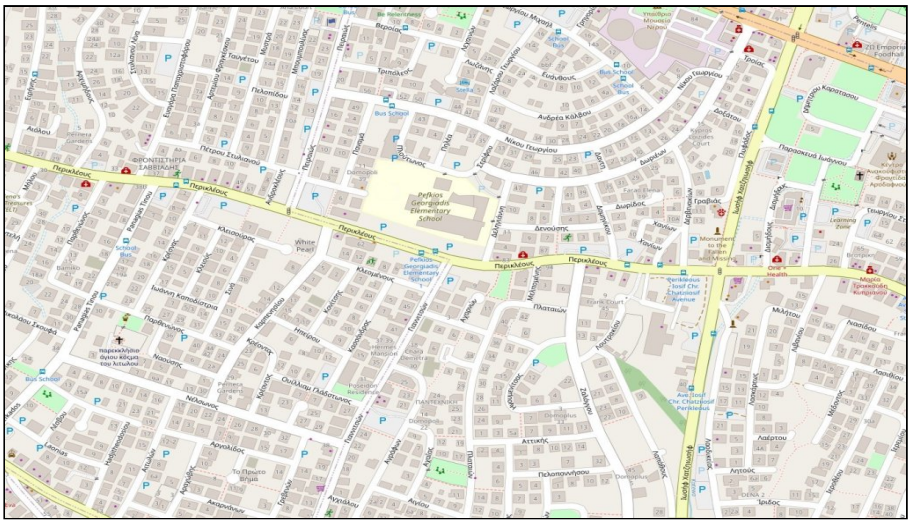

For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 614m²

For Sale : **€ 737,000**

Description
For Sale Commercial Building Plot in Strovolos, Nicosia
Unlock an outstanding commercial investment opportunity with this premium building plot for sale in one of Strovolos' most strategic and rapidly developing business districts. Perfectly positioned within the highly sought-after Eb4(100%) Commercial Planning Zone, this square-shaped plot offers exceptional development potential for investors, developers, and businesses seeking to establish a landmark commercial project in one of Nicosia's most active commercial corridors.
Its regular square shape allows for maximum architectural efficiency, providing flexibility for a wide range of commercial developments while maximizing the use of every square metre. Whether you envision a modern office headquarters, a retail development, a mixed-use commercial building, or a professional business centre, this property offers the ideal foundation for a high-performing investment.
The plot benefits from a 140% building density and 50% building coverage, allowing the construction of a four-storey commercial building with a maximum height of 17 metres. With all major utility services available and direct access to a registered public road, development can proceed efficiently, reducing preparation time and adding immediate value to your investment.
Located in the heart of Strovolos, one of Nicosia's strongest commercial and business hubs, the property enjoys excellent accessibility and outstanding visibility. The area continues to experience strong demand from professional firms, healthcare providers, educational institutions, and retail businesses, making it an ideal location for long-term capital appreciation and attractive rental yields.
Its strategic location places you just minutes from major commercial avenues, the city centre, and key business destinations, while offering immediate access to banks, government offices, shopping facilities, restaurants, cafés, and all essential services.
Nearby Landmarks
Falcon School – approximately 800 m
Aretaeio Hospital – approximately 1.1 km
Athalassa Avenue – approximately 1 km
Acropolis Park – approximately 2 km
Strovolos Town Hall – approximately 2.5 km
Commercial plots with these development parameters and this level of accessibility rarely become available in such a prestigious location. Whether your objective is to develop premium office space, retail premises, or a mixed-use commercial project, this property offers outstanding potential for long-term growth and excellent returns.
To discover more options in this area, you can browse our complete portfolio of plots for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/plot/
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange a consultation and explore the full development potential of this exceptional commercial investment opportunity

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Commercial**
Height: **17**

Area

Plot Area: **614m²**