

For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 547m²

For Sale : **€ 230,000**

Description
Luxury Residential Plot for Sale in Eleonon Area – Elite Living in Strovolos

Whether you are a family ready to build your custom forever home or a smart investor looking to secure a high-quality asset in Nicosia's most prestigious residential pocket, this exceptional plot in the Eleonon area offers the perfect blank canvas. Buying land in this upscale and peaceful neighborhood provides the ultimate freedom to bring your architectural vision to life, surrounded by luxury villas and a community that guarantees long-term value. This site is specifically suited for those who prioritize privacy, space, and building a custom home within the capital's most sought-after district.

The Perfect Density for a Private Family Estate
Boasting a well-positioned surface in a premier residential sector, this property is primed for immediate construction. With a 60% building density and a 35% coverage ratio, this is the perfect density for a beautiful, private single-family house with ample space for landscaping and outdoor living. The zoning allows for a grand, multi-level residence that harmonizes with the elite character of the Eleonon area, ensuring a high-value living environment and a solid long-term investment. The transition from blueprint to reality is incredibly smooth for those seeking plots of land for sale in Strovolos that offer true exclusivity.

Key Features

Property Type: Residential Plot
Location: Eleonon Area, Strovolos, Nicosia
Planning Zone: Ka8 (Residential)
Building Density: 60% (The perfect density for a beautiful, private single-family house)
Coverage Ratio: 35%
Structural Allowance: 2 Floors / 10m Height
Legal Status: Exclusive offering with high development potential
Taxation: Subject to V.A.T.
Cyprus real estate investment: High-value potential in Nicosia's most elite 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, quiet neighborhood in the Eleonon district, this plot offers a rare balance of serene residential comfort and extreme convenience. You are just a short drive from the capital's primary commercial centers and top-tier healthcare facilities, making it an area highly attractive to families. Enjoy proximity to local parks, swift access to the motorway, and the benefits of being in a well-connected district with every modern necessity nearby.

Land for sale near French Ambassador Residence: Located within a 3-minute drive of one of the most prestigious landmarks in the area.
English School: Situated just 1.8 km away, providing proximity to one of the most prestigious educational institutions in the capital.
Strovolos Municipal Theatre: Reachable within a short 4-minute drive, offering access to a key cultural and administrative hub.
Pedieos River Linear Park: Positioned within a 4-minute drive, providing immediate access to Nicosia's most popular green walking and cycling trail.
Mall of Cyprus and IKEA: Located within a 7-minute drive, ensuring effortless access to the region's premier retail destination.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this plot for sale in the Eleonon area is an unparalleled opportunity. Prime development land with this specific density in such an elite residential hub is highly coveted and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a site visit and discuss the possibilities for your new family home. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for over 32 years, offering unmatched expertise and a commitment to excellence.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 11**
Website

Main Features

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

Area

Plot Area: **547m²**

Gallery





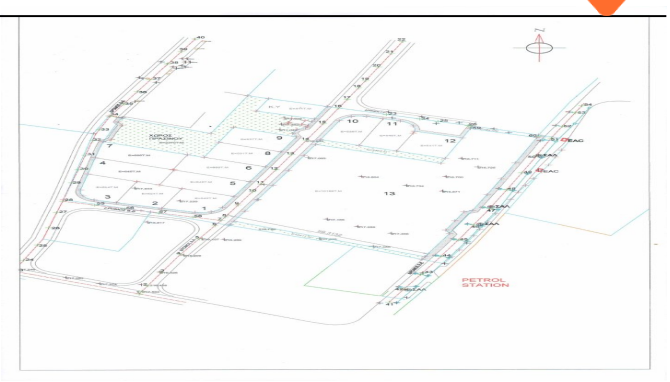











PETROL STATION


Michalakis Michael Street
Discount Express Mini Market
Global College
Lavdas Furniture
Emilios Eliades Appliances
Pavillion
Fourlis
METRO Supermarket Strovolos

