

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

For Sale : **€ 260,000**

Description
High-Value Residential Plot in Eleonon Area – A Prime Investment for Custom Living

Whether you are a family ready to build your custom forever home or a smart investor looking to secure a high-value asset, this exceptional residential plot in the prestigious Eleonon area of Strovolos offers the perfect blank canvas. Buying land in this established and peaceful 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 high-value residential opportunity specifically suited for those who prioritize privacy, luxury, and building a custom home within one of the most desirable suburban sectors of the capital.

Focus on Privacy and Long-Term Investment
Boasting a well-positioned surface in the desirable Ka8 zone, this property is primed for the creation of a sophisticated private residence. With a 60% building density and a 35% coverage ratio, the zoning specifically emphasizes privacy and space, making it an ideal choice for a custom-designed family home with extensive outdoor areas and gardens. The plot is perfectly suited for those looking for plots of land for sale in Strovolos that offer a quiet, upscale lifestyle while maintaining a strong investment profile, ensuring a high-quality living environment for generations to come.

Key Property Features

Property Type: Residential Plot
Location: Eleonon Area, Strovolos, Nicosia
Planning Zone: Ka8 (Residential)
Building Density: 60% (Focus on privacy, space, and custom family living)
Coverage Ratio: 35%
Structural Allowance: 2 Floors / 10m Height
Infrastructure: Located in an elite residential pocket with easy access to all main utilities
Taxation: Subject to V.A.T.
Cyprus real estate investment: High-value potential in one of Nicosia’s most prestigious residential hubs

Location and Neighborhood Benefits
Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in the premium and quiet Eleonon neighborhood, this plot offers a rare balance of peaceful living and extreme convenience. You are just a short drive from the capital's primary retail, educational, and healthcare landmarks, making it an area highly attractive to families. Enjoy proximity to scenic walking paths, swift access to the city center, and the benefits of being in a well-connected district with top-tier amenities.

Land for sale near Pedieos River Linear Park: Located within a 2-minute drive of the city's most popular green walking and cycling trail.
English School: Situated just 1.5 km away, providing proximity to one of the most prestigious educational institutions in Nicosia.
Strovolos Municipal Theatre: Reachable within a short 3-minute drive, ensuring easy access to a key cultural and administrative landmark.
Aretaeio Hospital: Positioned within a 4-minute drive, ensuring rapid access to leading private healthcare services.
Ministry of Foreign Affairs: Located within a 4-minute drive, placing the property near the heart of the capital's administrative district.

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 private consultation 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 6**
Website

Main Features

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

Area

Plot Area: **632m²**

Gallery







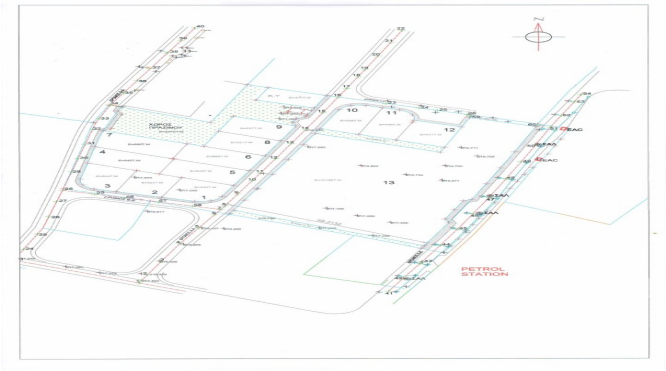









Michalakis Michael street
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Pavilion
Fourniris
METRO Supermarket
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