



For Sale, Land, Plot, Nicosia, Strovolos, 708m²

For Sale : **€ 403,800**

Description

High-Value Residential Plot in Eleonon Area – A Long-Term Investment for Family Living

Whether you are looking to build a custom sanctuary for your family or a smart investor seeking a land asset in a premium residential area, this large residential plot in the prestigious Eleonon area of Strovolos offers the perfect blank canvas. Buying land in this established and elite 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, quiet surroundings, and the security of a long-term investment in one of Nicosia's most exclusive districts.

Ideal for Custom Family Living

Boasting a prime position in a serene and upscale environment, this property is primed for the development of a private custom home. With a 50% building density and 35% coverage ratio under the Ka8γ planning zone, the focus here is on quality of life and spacious living. The zoning ensures an environment of low-density housing, making it an ideal choice for those looking for plots of land for sale in Strovolos that offer a sense of seclusion and space for a large garden and outdoor living areas, consistent with the luxury standards of the area.

Key Property Features

Property Type: Large Residential Plot
Location: Eleonon Area, Strovolos, Nicosia
Planning Zone: Ka8γ (Residential)
Building Density: 50% (Focus on family living and long-term investment)
Coverage Ratio: 35%
Structural Allowance: 2 Floors / 10m Height (Ideal for a large custom family residence)
Infrastructure: Located in an exclusive neighborhood with immediate access to all urban utilities
Legal Status: Title deed available
Cyprus real estate investment: High-value potential in the capital's most sought-after residential sector

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in the exclusive Eleonon area, this plot offers a rare balance of absolute tranquility and urban convenience. You are just a short drive from major educational, healthcare, and retail landmarks, making it an area highly attractive for families. Enjoy the benefits of a well-connected district with seamless access to elite schools, primary services, and the refreshing lifestyle provided by the nearby green spaces and linear park.

Land for sale near Pedieos Linear Park: Located within a 2-minute walk of the city's premier green walking and cycling trail.
European University Cyprus: Situated just 1.2 km away, providing rapid access to one of the capital's leading higher education institutions.

Apollonion Private Hospital: Reachable within a short 3-minute drive, ensuring proximity to leading healthcare services.
English School: Positioned within a 4-minute drive, offering access to one of the most prestigious educational institutions in Nicosia.
American Heart Institute: Located within a 4-minute drive, providing immediate access to world-class specialized medical care.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this large residential plot in the Eleonon area is an unparalleled opportunity. Prime development land with this specific density in such an elite location is a rare find and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next custom family home. 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: **708m²**



Gallery

