



For Sale, Land, Plot, Nicosia, Strovolos, 1,011m²

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For Sale : € 318,000

Description

High-Yield Residential Opportunity in Strovolos – Strategic Investment for Dual Development

Whether you are a family ready to build an expansive custom estate or a smart investor looking to develop a profitable multi-unit residential project, these two adjoining plots in a prime Strovolos neighborhood offer the perfect blank canvas. Buying land in this established and highly accessible area provides the ultimate freedom to bring your architectural vision to life, with a combined area of 1,011sqm that guarantees long-term value. This site is a high-value residential opportunity specifically suited for those who prioritize space, flexibility, and modern living in one of Nicosia's most consistent urban sectors.

Versatile Development and Yield Potential

Boasting a well-positioned rectangular surface in the desirable Ka6 zone, this property is primed for immediate construction. With a 90% building density and a 50% coverage ratio, the zoning offers fantastic versatility: it is perfectly sized for two large family houses with private gardens or a small development of residential units for high-yield returns. The extensive 40-meter road frontage ensures excellent accessibility and architectural options, making the transition from blueprint to reality incredibly smooth with a structural allowance for 2 floors and 10 meters in height.

Key Property Features

Property Type: Two Adjoining Residential Plots

Location: Strovolos, Nicosia

Total Area: 1,011sqm

Planning Zone: Ka6 (Residential)

Building Density: 90% (Balance between small development and high-value living)

Coverage Ratio: 50%

Structural Allowance: 2 Floors / 10m Height

Road Frontage: Approximately 40 meters

Infrastructure: Full utilities including water, electricity, and telecommunications available

Taxation: Subject to V.A.T.

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 and well-established residential pocket of Strovolos, these plots offer a rare balance of quiet living and extreme convenience. You are just a short drive from major retail, educational, and healthcare landmarks, making it an area highly attractive to both families and quality tenants. Enjoy proximity to local parks, top-tier schools, and the benefits of being in a well-connected district with seamless access to the city center and the primary motorway network.

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.

European University Cyprus: Situated just 1.5 km away, providing proximity to one of the capital's leading higher education institutions.

Metochi Kykkou: Reachable within a short 3-minute drive, offering proximity to one of the most iconic and serene landmarks in Nicosia.

Mall of Engomi: Positioned within a 4-minute drive, providing easy access to a major retail, dining, and supermarket destination.

Archbishop Makarios III Hospital: Located within a 5-minute drive, ensuring rapid access to the primary specialized medical center.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, these adjoining plots in Strovolos are an unparalleled opportunity. Prime development land with this specific frontage and density in such a central location is highly coveted and 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** Height: **10**

Area

Plot Area: **1,011m²**



Gallery

