

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

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

