


# Land in Strovolos, Nicosia

For Sale : **€ 1,550,000**

**Description**
Prime Development Opportunity – Two Adjacent Plots for Sale in Strovolos, Nicosia

An exceptional opportunity to acquire two adjacent plots with a total area of 1,250 m², located in one of Strovolos' most desirable and centrally positioned neighborhoods. Offered as a single sale, both plots include individual title deeds and feature distinct planning zones that create flexible and valuable development potential.

Plot Details:

Plot 1 (Parcel No. 499)
– Size: 711 m²
– Planning Zone: Eβ3 (Commercial)
– Building Density: 160%
– Coverage Ratio: 50%
– Maximum Height: 24 meters
– Maximum Floors: 6

Plot 2 (Parcel No. 254)
– Size: 539 m²
– Planning Zone: Kα4 (Residential)
– Building Density: 120%
– Coverage Ratio: 50%
– Maximum Height: 13.5 meters
– Maximum Floors: 3

Combined Plot Summary:
– Total Area: 1,250 m²
– Title Deeds: Available for both plots
– Price: €1,550,000

Development Advantage:
According to local planning regulations, when a commercial plot is adjacent to a residential one, up to 70% of the residential plot's building density can be approved for commercial use. This significantly enhances the overall development potential, allowing for a mixed-use or predominantly commercial project.

Key Location Benefits:
– Situated in Chryseleousa Quarter, Strovolos, one of Nicosia's most sought-after areas
– Excellent accessibility to the city center, major roads, services, retail, and schools
– Ideal for commercial, residential, or mixed-use development

This offering presents an ideal investment for developers looking to take advantage of flexible zoning and a highly visible location in the heart of Strovolos. Suitable for office buildings, commercial centers, residential apartments, or mixed-use complexes.

Contact us today for full documentation and to arrange a site inspection.

## Details

Property Type: **Land** Status: **Available** Website

## Main Features

Property Subtype: **Plot**

## Area

Plot Area: **1,250m²**

# Gallery

