

Residential Field In Strovolos, Nilosia

For Sale : **€ 6,300,000**

Description
Located in Nicosia, at the strategic entrance of the capital in Strovolos, this property represents a rare and high-potential development opportunity in one of the city's most prominent areas.
The asset concerns a 5.79% share of a large mixed-use field with a total land area of 231,920 sqm, with the corresponding share equating to approximately 13,416 sqm. The land enjoys a prime position next to the Olympic House and the Cyprus Olympic Committee Headquarters, just a short distance from the Electricity Authority of Cyprus Headquarters and approximately 150 meters from Hellenic Bank Headquarters.
The property benefits from extensive road frontage of approximately 390 meters along three public roads/avenues, ensuring excellent visibility and accessibility. Its location offers immediate access to Nicosia city centre and the main highway connecting Nicosia with Larnaca and Limassol. Stavrou and Athalassas Avenues are only five minutes away, providing direct access to a wide range of amenities, services, retail, and commercial facilities. A building permit has been issued for the subdivision of the estate into 15 plots, including road construction works. Upon completion of the division, the specific share will correspond to Plot No. 1, with a land area of approximately 12,820 sqm. A distribution agreement between the co-owners is already in place, providing additional clarity and security for future development.
The property may also benefit from special development incentives under the Nicosia Local Plan, further enhancing its investment appeal. This is a unique opportunity suitable for large-scale residential or mixed-use development in a prime and rapidly developing area of the capital.

Details

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

Main Features

Property Subtype: **Field**
Town Planning Zone: **Residential**
Height: **14**

Area

Plot Area: **232m²**

Energy & Heating

Energy Efficiency Grade: **A**

Gallery

