

Mixed Use Fields in Chryselleousa Strovolos Nicosia in Strovolos, Nicosia

Strovolos, Nicosia Mixed Use Land
Price

€6,900,000

* Not Subject to VAT

Description

This property consists of two adjacent corner mixed-use fields, totaling 7,080 m². The first field, measuring 3,830 m², is zoned as Ka6 (75%) and Eb4 (25%). The Ka6 zone allows for residential development with a 90% building density and 50% coverage, while the Eb4 zone permits mixed-use development with a 140% density and 50% coverage, allowing up to 4 stories and a height of 17 meters. The second field, measuring 3,250 m², falls under the Eb5 commercial zone, allowing a building density of 120%, 50% coverage, up to 3 stories, and a maximum height of 13.5 meters. These plots are corner lots, offering excellent visibility and accessibility, which is highly beneficial for commercial development. Located close to all amenities, they present a great opportunity for developers and investors.

MAIN FEATURES:

Coverage
-%

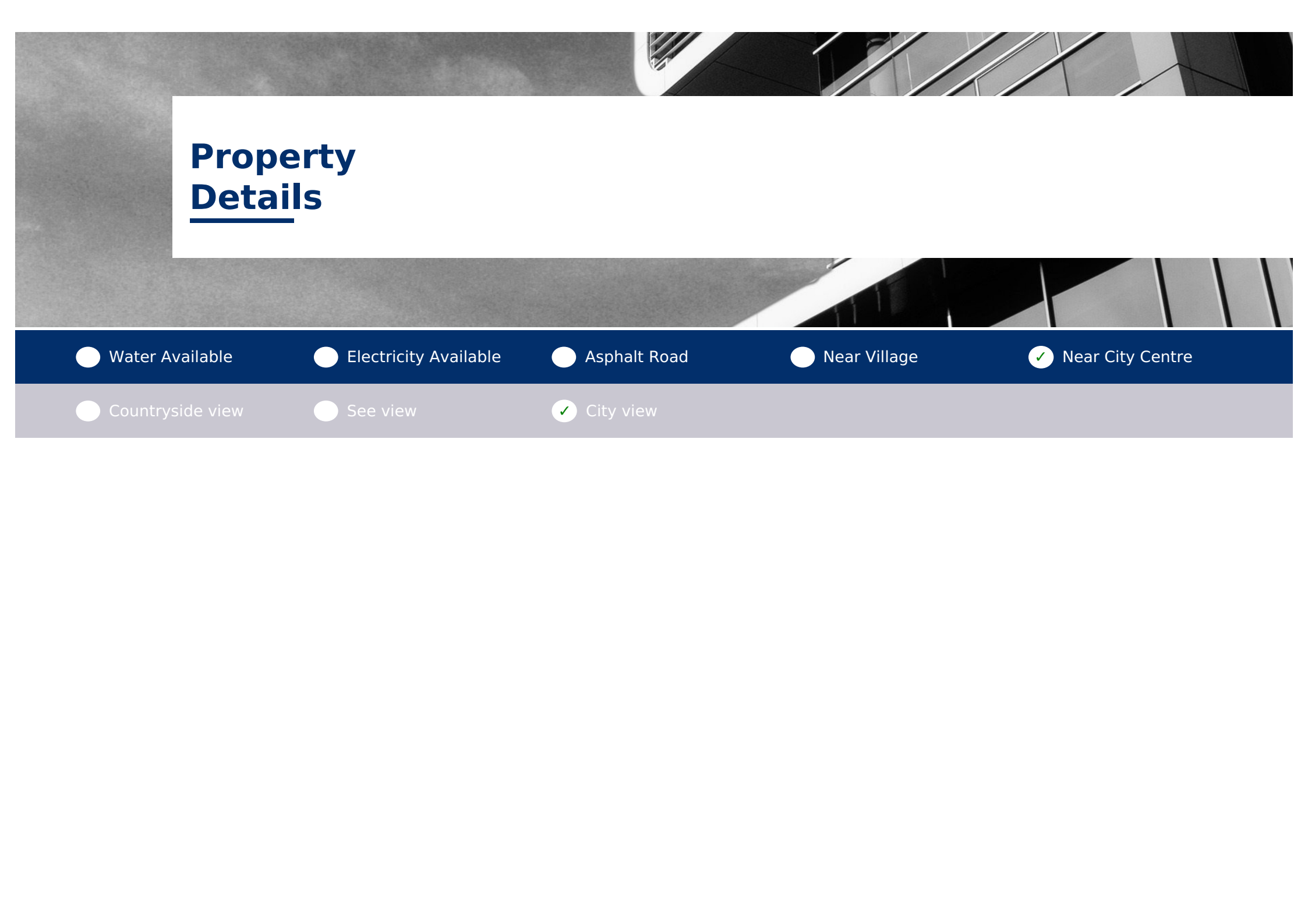
Zone
-1

Max-Height
17m

Density
140%

Land Area
7080m²

Title Deeds
Yes



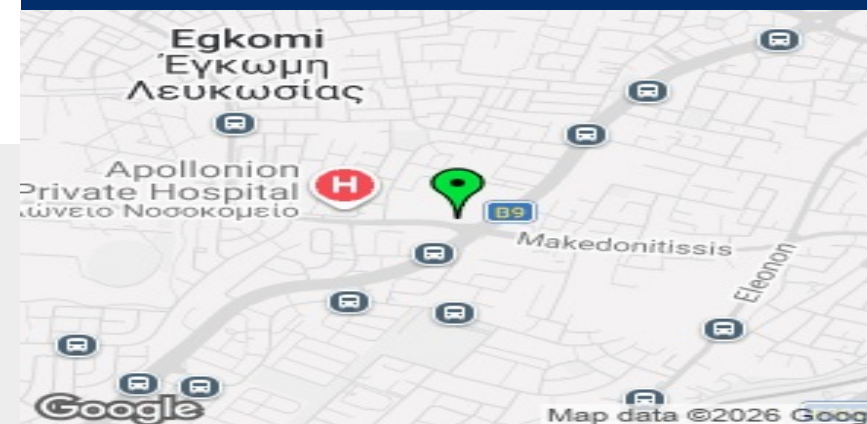
Property Details

- ☐ Water Available
- ☐ Electricity Available
- ☐ Asphalt Road
- ☐ Near Village
- ☒ Near City Centre
- ☐ Countryside view
- ☐ See view
- ☒ City view



**Invest In Your Future &
Unlock Endless
Opportunities**

Location:





Get In Touch

📍 27, Diagorou Str. 4th Floor, 1097 Nicosia, Cyprus

🌐 delfiproperties.com.cy

✉ info@delfiproperties.com.cy

📞 [80070008](tel:80070008)

📞 [+357 22 000093](tel:+35722000093)

Disclaimer

Delfi Properties and Delfi Real Estate, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Delfi Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.