

Shared Field in Strovolos, Nicosia in Strovolos, Nicosia

Strovolos, Nicosia Mixed Use

Price

€6,300,000

* Subject to VAT



Description

The property represents a 5.79% share of a large mixed-use field/estate in Strovolos, Nicosia. The total land area of the estate is 231,920 sqm, with the corresponding share amounting to approximately 13,417 sqm. Strategically located at the entrance of Nicosia, the property is adjacent to the Olympic House and the Park Headquarters. It is also just a few meters from the Electricity Authority Headquarters and only 150m from the Hellenic Bank Headquarters. The field enjoys an extensive road frontage of approximately 390 meters across three public roads/avenues. Its location offers excellent connectivity to the Nicosia city center and the highway linking Nicosia with Larnaca and Limassol. Stavrou and Athalassas Avenues are just 5 minutes away, providing easy access to a wide range of amenities and services. A valid building permit (subdivision and road construction) is in place for the division of the estate into 15 plots. Upon completion of the subdivision, the share corresponds to Plot No. 1, with an estimated land area of 12,820 sqm. The property is eligible for special development incentives under the Nicosia Local Plan. A distribution agreement among the co-owners is already in effect. This is a rare investment opportunity, ideal for both residential and mixed-use development.

MAIN FEATURES:

Coverage
-%

Density
100%

Zone
Residential

Land Area
231920m^2

Max-Height
13.5m

Title Deeds
Yes



Property Details

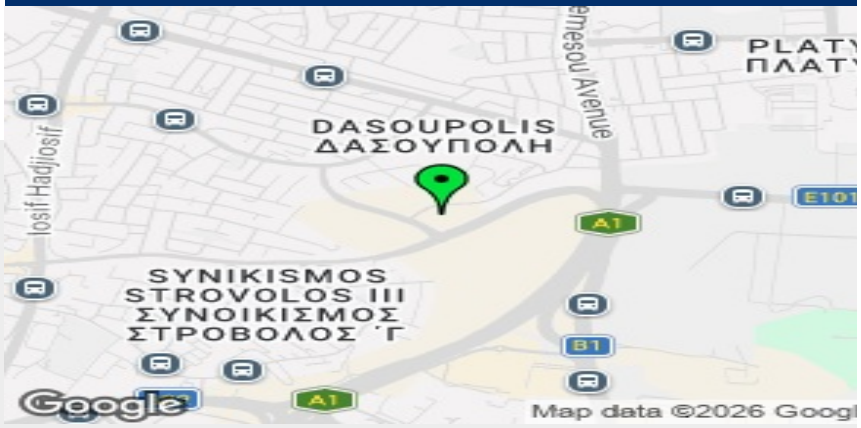
○ Water Available	○ Electricity Available	✓ Asphalt Road	○ Near Village	○ Near City Centre
○ Countryside view	○ See view	✓ City view		





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

+357 22 000093

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.