

Commercial Field in Strovolos, Nicosia in Strovolos, Nicosia

Strovolos, Nicosia Commercial Land

Price

€160,000

* Not Subject to VAT



Description

The property is a 33% undivided share of a well-positioned field, corresponding to approximately 530sq.m. of land, located in the sought-after parish of Apostolos Varnavas & Agios Makarios, within the vibrant Municipality of Strovolos in the Nicosia District. It benefits from approximately 54 meters of road frontage along its western boundary and also abuts a non-registered asphalted road along part of its eastern boundary, with an additional frontage of approximately 4.7 meters, offering easy accessibility. Strategically situated just 1.3 km from the A1 motorway, 500 meters southwest of Apostolos Varnavas Lyceum, and 200 meters from the junction of Spyrou Kyprianou Avenue and Vikela, the property enjoys a prime location close to key transport and commercial routes. The land falls within dual planning zones, enhancing its development potential. Approximately 1% lies within Residential Zone Kα6, allowing for a building density of 90%, coverage of 50%, and development up to 2 floors (10m). The remaining 99% is within Commercial Zone Eβ4, which permits a building density of 140%, coverage of 50%, and up to 4 floors (17m) of construction. Please note that this is an undivided share of the total land area and no distribution agreement is currently in place.

MAIN FEATURES:

Coverage
-%

Density
140%

Zone
Commercial

Land Area
530m^2

Max-Height
17m

Title Deeds
Yes



Property Details

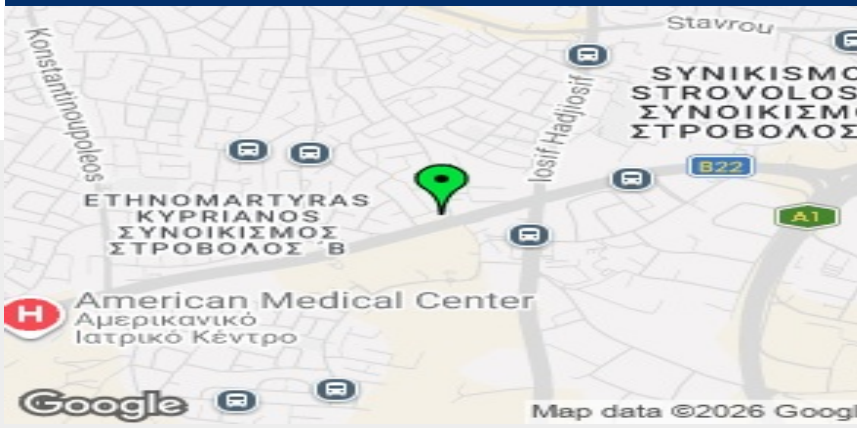
○ Water Available	○ Electricity Available	✓ Asphalt Road	○ Near Village	○ Near City Centre
✓ Countryside view	○ See view	✓ City view		





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Location:





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