

Commercial Development Opportunity in Strovolos, Nicosia in Strovolos, Nicosia

Strovolos, Nicosia Commercial Building

Price

€245,000

* Not Subject to VAT



Description

This property represents a high-value redevelopment opportunity in the heart of Strovolos Municipality, within the Chryseleousa Quarter of Nicosia. Although the site currently comprises an older detached ground-floor house of 97 sq.m., the highest and best use of the asset lies in its prime commercial zoning and strategic location. The total land area extends to 336 sq.m., offering strong development potential. A key advantage of this opportunity is that a demolition permit has already been issued, valid from 16/10/2025 until 16/10/2028. As the existing structure is a single-storey building, demolition costs are expected to be relatively low, allowing for a smooth and cost-efficient transition to the construction phase. The property falls within the Eβ4 Commercial Zone, which allows for a building coefficient of 140%, coverage of 50%, and development of up to four floors with a maximum height of 17 metres, while there is potential for a fifth floor through applicable planning incentives. This zoning provides significant flexibility for vertical development. The asset is ideally suited for a modern mixed-use project comprising ground-floor retail units and four whole-floor premium apartments above. It is strategically positioned approximately 60 metres from Strovolos Town Hall, about 112 metres from the Tax Department, and roughly 800 metres from major schools such as Pefkios Georgiadis and Agiou Vasiliou. The property also benefits from immediate access to the commercial centre of Nicosia and is within walking distance of a wide range of amenities and services. There is a separate title deed for this property.

MAIN FEATURES:

Internal area
97m^2

Bathrooms
N/Z

Covered Verandas
N/A m^2

Floor
N/A

Parking Spaces
N/A

Furnished
Yes

Energy Class
Under Issuance



Property Details

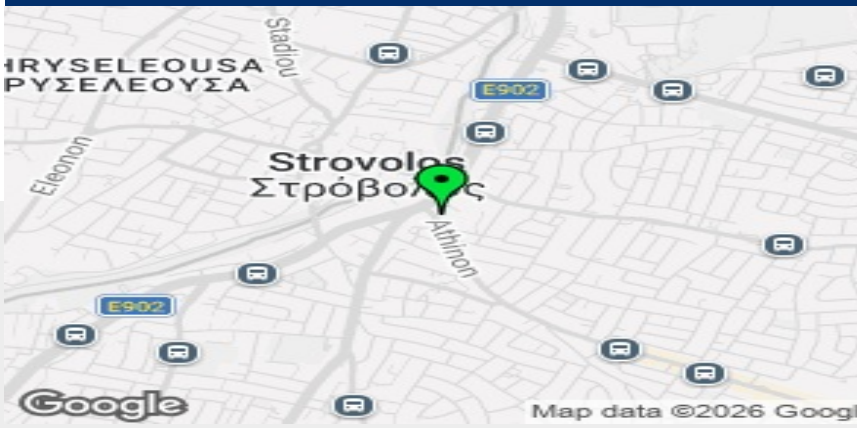
○ Air Conditioning	○ Fireplace	○ Guestroom	○ Storage room	○ Solar Heater
○ Alarm System	○ Barbeque Area	○ Basement	○ Shower	○ Photovoltaic System
○ Ensuite Toilet	○ Swimming Pool	○ Dining Room	○ Gym	○ Garden
○ Jacuzzi	○ Double Glaze Windows	○ Showroom	○ Kitchen	○ Near Beach
○ Central Heating	○ Roof Garden	○ Barbeque Area	○ Spa	✓ Near Public Park
✓ City View	○ Countryside	○ Raised Floor		





Unlock Your Investment Potential

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.