

DP-CY17874/TA_1909

Special Zone Field in Strovolos, Nicosia in Strovolos, Nicosia

Strovolos, Nicosia Commercial Land
Price

€1,200,000

* Subject to VAT

Description

The property is a special zone field extending to approximately 6,550 sq.m., located in the Apostolos Varnavas & Archangelos Makarios Quarter of Strovolos, directly opposite GSP Stadium, offering a prime development opportunity in a highly strategic area of Nicosia. The property benefits from an impressive frontage of approximately 116 metres along its eastern boundary, adjoining a registered asphalt road, ensuring excellent accessibility and strong visibility. It is strategically positioned approximately 200 metres east of the Nicosia-Limassol-Larnaca highway, providing immediate access to major transportation routes, and about 350 metres from GSP Stadium, one of the most prominent landmarks in the area. The field falls within the Special Use Planning Zone EX1, allowing for 60% building density, 35% coverage, development of up to two floors, and a maximum height of 10 metres. The EX1 zone permits a wide range of developments, including office buildings, sports facilities, leisure and entertainment venues, showrooms and specialized commercial projects, as well as residential development and plot subdivision. This asset represents an outstanding opportunity for mixed-use or commercial development in one of Nicosia’s most visible and accessible locations. A separate title deed is available for the property.

MAIN FEATURES:

Coverage
-%

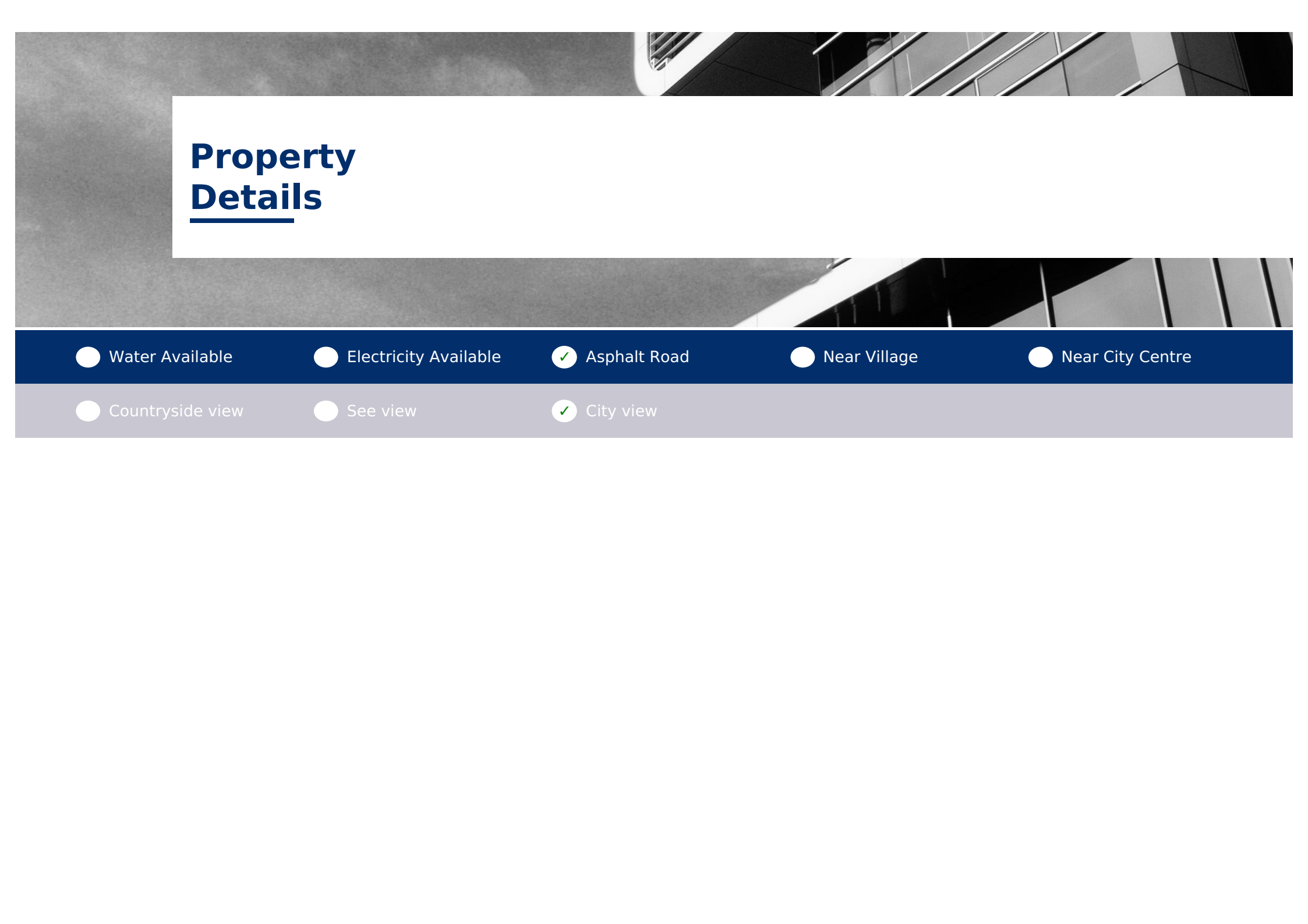
Zone
Commercial

Max-Height
10m

Density
60%

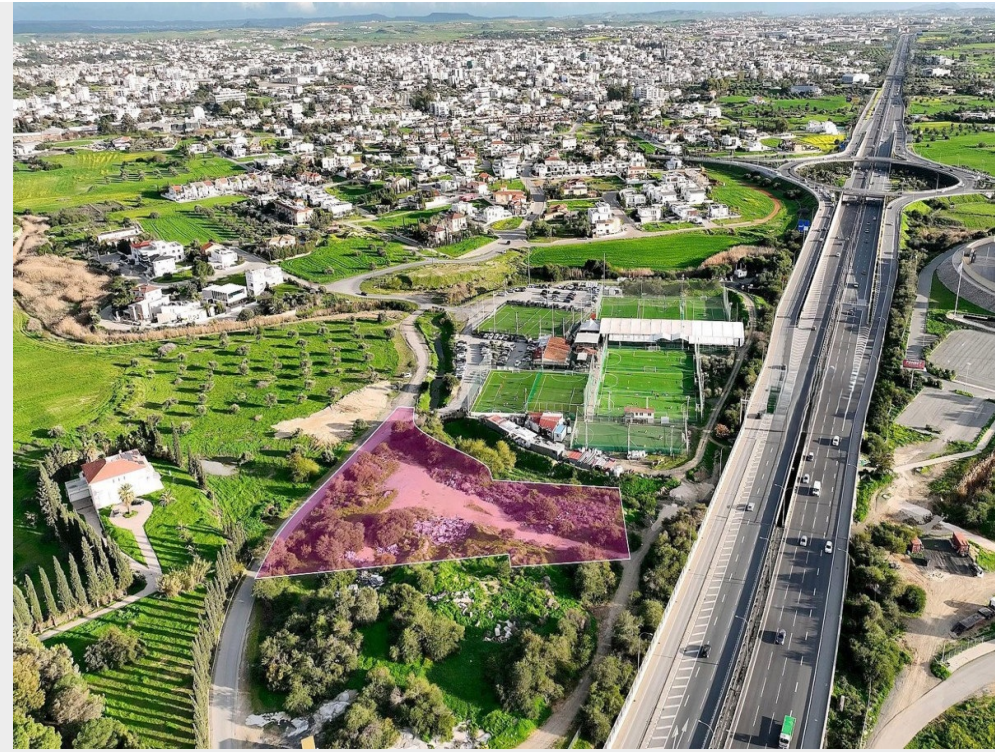
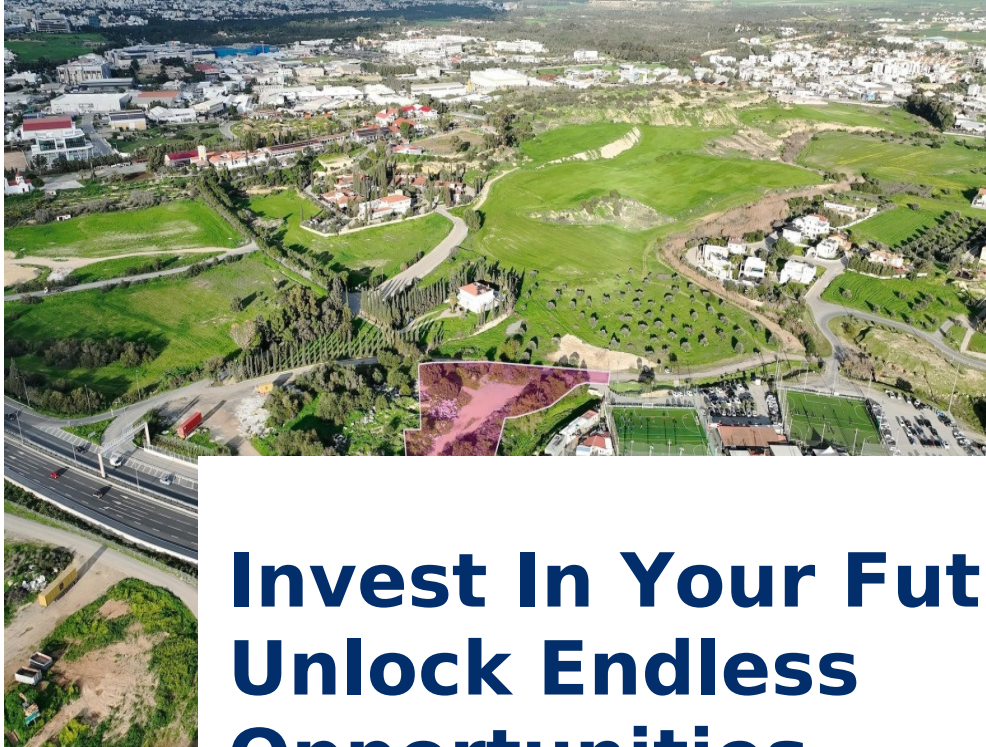
Land Area
6550m²

Title Deeds
Yes



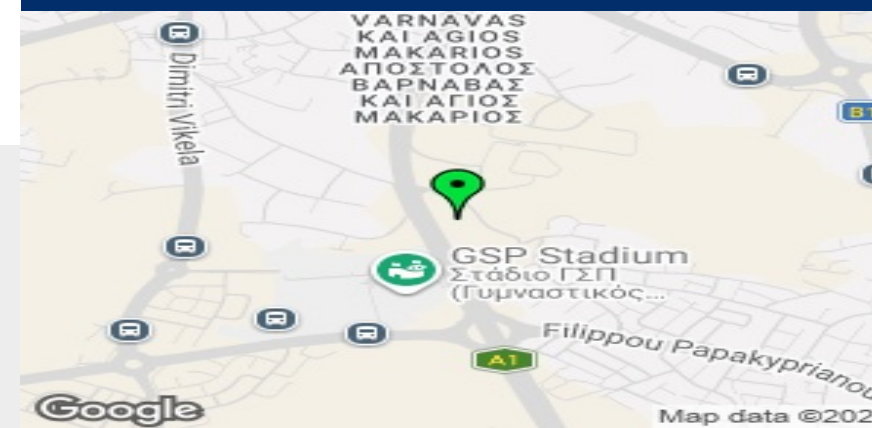
Property Details

- | | | | | |
|--|---|---|------------------------------------|--|
| ☐ 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.