

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
-%

Density
60%

Zone
Commercial

Land Area
6550m^2

Max-Height
10m

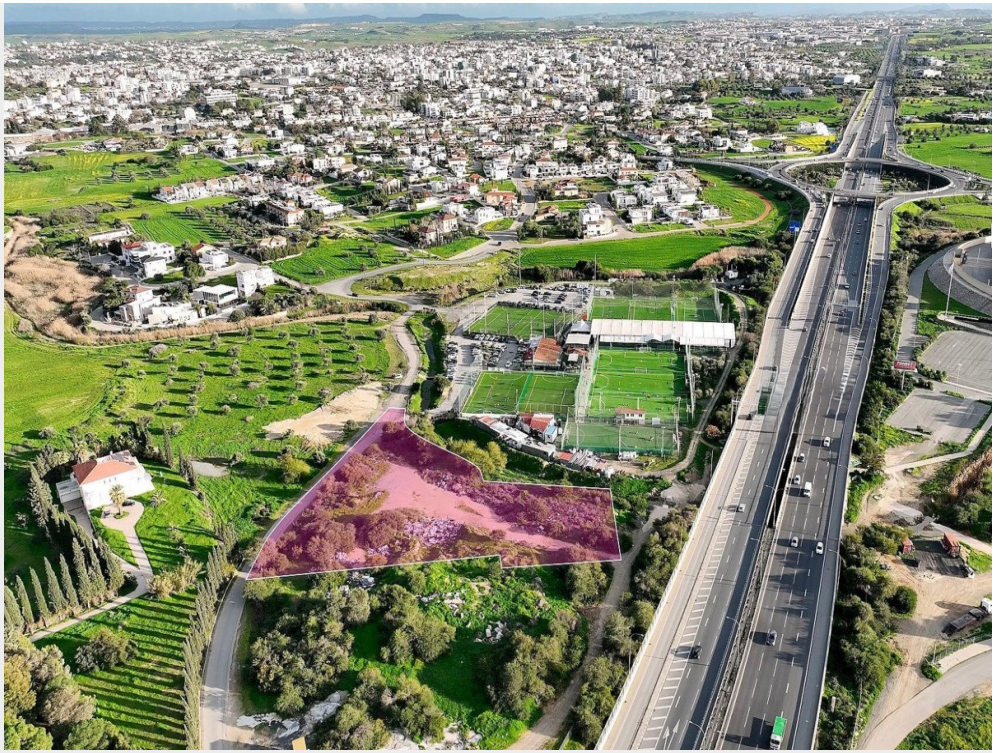
Title Deeds
Yes



Property Details

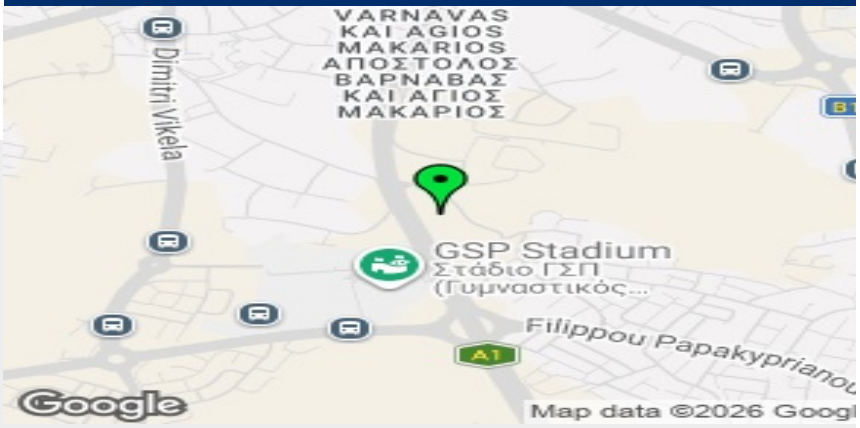
○ Water Available	○ Electricity Available	✓ Asphalt Road	○ Near Village	○ Near City Centre
○ Countryside view	○ See view	✓ City view		





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Location:





Get In Touch

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

delfiproperties.com.cy

info@delfiproperties.com.cy

80070008

+357 22 000093

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