

DP-CY16477/G\_2397

# 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<sup>2</sup>

Max-Height  
13.5m

Title Deeds  
Yes



## **Property Details**

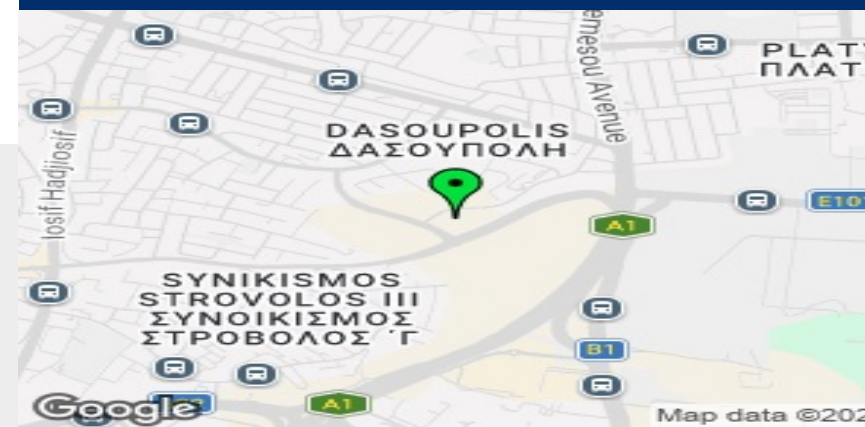
- |                                        |                                             |                                               |                                    |                                        |
|----------------------------------------|---------------------------------------------|-----------------------------------------------|------------------------------------|----------------------------------------|
| <input type="radio"/> Water Available  | <input type="radio"/> Electricity Available | <input checked="" type="radio"/> Asphalt Road | <input type="radio"/> Near Village | <input type="radio"/> Near City Centre |
| <input type="radio"/> Countryside view | <input type="radio"/> See view              | <input checked="" type="radio"/> City view    |                                    |                                        |



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Location:





## Get In Touch

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