

Residential Plot in Strovolos, Nicosia in Strovolos, Nicosia

Strovolos, Nicosia Residential Land

Price

€250,000

* Subject to VAT



Description

The property is a residential plot located in Strovolos, Nicosia. Spanning 429 sqm, it falls within a highly favourable planning zone offering 100% building density and 50% site coverage, allowing for efficient development of a spacious residence or investment project. The land supports construction of up to 3 floors and a maximum height of 13.5 metres, providing excellent flexibility for contemporary architectural design.Situated in a quiet and well-established neighbourhood, the plot offers the perfect balance of peaceful residential living and urban convenience. It benefits from close proximity to all amenities including educational facilities, supermarkets, retail stores, dining and leisure options, banking services, and medical centres. The surrounding area consists predominantly of quality residential homes, reinforcing strong long-term value and desirability.The plot features a flat surface and a regular shape, simplifying the build process and maximising development efficiency. Its prime location and planning advantages make it an ideal choice for those looking to construct a custom family home or for investors seeking solid development potential in one of Nicosia’s most desirable residential zones.Further details include that the planning regulations allow 50% ground coverage and full utilisation of the 100% density coefficient, supporting well-proportioned internal and external spaces. The permitted building height of 13.5m complements the three-storey allowance, enabling the creation of comfortable modern residences with strong market appeal.This plot presents a compelling opportunity to build or invest in a premium location, combining tranquillity, accessibility, and advantageous development specifications.

MAIN FEATURES:

Coverage
-%

Density
100%

Zone
Residential

Land Area
429m^2

Max-Height
13.5m

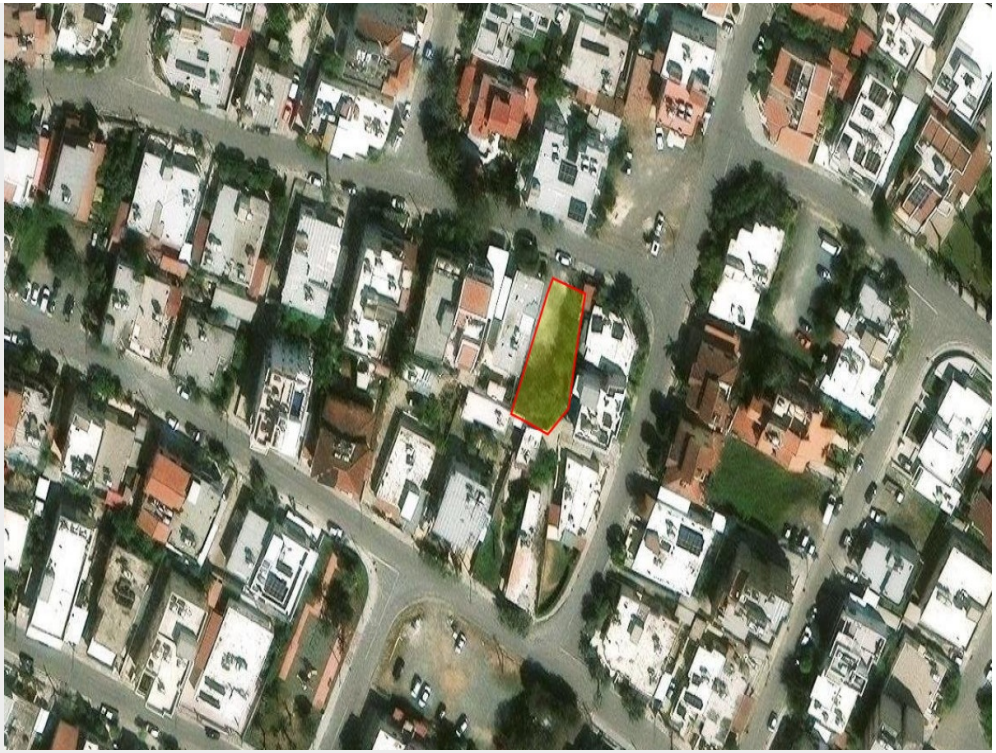
Title Deeds
Yes



Property Details

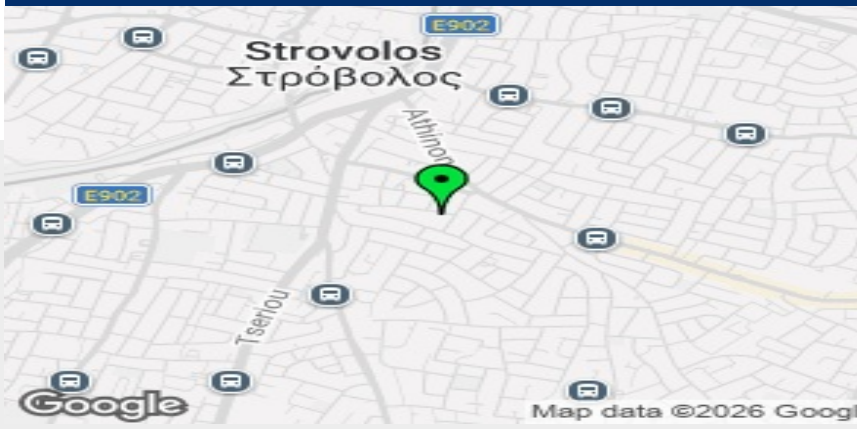
✓ Water Available	✓ Electricity Available	✓ Asphalt Road	○ Near Village	✓ Near City Centre
○ Countryside view	○ See view	✓ City view		





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

+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.