

#2542

Development Land Residential & Commercial

📍 Strovolos, Nicosia

€900,000



Overview

Specifications

Area

 **809 m²**

Type	Development Land	Title deed	Yes
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Description

The property is a mixed-use development land plot (Residential & Commercial) located within a fully developed urban area, offering direct access to a public road and strong visibility. It falls under Planning Zone Eb4, allowing 140% building density, 50% coverage, a maximum height of 17 metres, and up to 4 floors, making it suitable for a wide range of development options. The plot is single, level, and of regular to near-rectangular shape, enabling efficient architectural planning, and includes an existing building, which may be , redeveloped, or replaced with a new project. Its zoning allows for residential units, offices, retail spaces, or a mixed-use development with commercial units on the ground floor and residences above.

The owner is open to land for-development (exchange) as well as property exchange, offering flexibility and strong potential for investors and developers.



Additional information

Features

Easy access to main roads

Near amenities

Prime land

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Eβ4	50%	140%	17 m	4	-

Contact us



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