

Commercial/Residential development opportunity in Strovolos, Nicosia

FOR SALE - € 995,000 EUR



<https://www.mayfaircyprus.net/p/241132>

Prop No. **241132**
City: **Nicosia**
Area: **Strovolos**
Plot: **1125 m²**
Title deeds: **Yes**
Property Type: **Detached**
Condition: **Resale**

An amazing commercial/residential development opportunity, in an excellent location, just a stones throw away from Kalispera traffic lights, on Andrea Avraamide Avenue in Strovolos, Nicosia.

As a unified plot, it has huge potential to be developed to a high rise commercial/residential building, subject to acquiring the relevant permits, since it falls within the commercial planning zone Eβ4 with 140% building density and 50% coverage factor, 4 floors and 17m. height allowance. The property concerns two adjoining plots of land extending to about 1,125 sq.m. in total and with a house constructed within each.

The properties are rectangularly shaped with a flat surface and a wide road frontage via two registered roads with total frontage of approximately 68m, 44m along Andrea Avraamide Avenue and approximately 24m along the Andrea Demetriou road.

Asset with Reg. No 10/959 contains a two storey House.

Asset with Reg. No 10/964 contains a two storey building that consists of a ground floor house of about 190 sq.m. and an additional house on the first floor which is incomplete.

The property is located in Andrea Avraamide street, approximately 50m from Athalassas Avenue, approximately 500m to kalispera traffic lights, and is surrounded by all amenities and services, such as schools, hospitals, pharmacies, banks, bakeries, supermarkets and many others.

This property consists of:

Property with registration number 10/959, extending to approximately 595 sq.m. in total.

Property with registration number 10/964, extending to approximately 530 sq.m. in total.

Please refer to listing 30506 & 30507 unified property.

<https://marketplace.altia.com.cy/listings/295>

<https://marketplace.altia.com.cy/listings/296>

Property features

Mayfair Properties

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