

Commercial Plot in Prime Location Strovolos, Nicosia

FOR SALE - € 10,870,000 EUR



<https://www.mayfaircyprus.net/p/242082>

Prop No. **242082**
 City: **Nicosia**
 Area: **Strovolos**
 Plot: **5764 m²**
 Title deeds: **Yes**
 Property Type: **Agricultural Land**
 Condition: **Resale**

Prime 5,764sq.m. commercial development plot with capacity for a six-storey landmark project, ideally situated in a high-demand commercial hub of Strovolos, in Nicosia district. Location: Positioned on Limassol Avenue in the Agios Dimitrios parish, this property enjoys close proximity to banks, corporate showrooms, and high-end services. Property Highlights: • Plot Size: 5,764sq.m. of flat, highly developable land. • Development Scope: Zoned for high-density commercial or mixed-use building options. • Zoning Specifications (Zone Eß3): - Maximum Density: 160% - Maximum Coverage: 50% - Maximum Height: 24m / 6 Floors • Plot Topography: 100% flat, rectangular terrain optimal for straightforward, cost-effective excavation and foundation layout. Key Advantages: • Exceptional Three-Road Frontage: Dramatic corner exposure offering 295m of combined frontage (130m on Limassol Ave, 45m on Chrysanthou Mylonas St, and 120m on Charalambou Michael St) ensuring unmissable visibility and seamless site ingress/egress. • Zoning Multipliers: Property benefits from added planning incentives that directly maximize allowable building density beyond baseline figures. • Immediate Redevelopment Readiness: Existing obsolete structures are slated for demolition, offering a clear, blank canvas for immediate modern development. There is a separate title deed for this property. *Kindly note that photos marked as "Digital Design" are not real-life images but have been artificially generated to help you envision the property's potential.

Property features

Mayfair Properties

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