



CORNER COMMERCIAL PLOT IN ATHALASSIS-STROVOLOS

📍 Nicosia, Strovolos

#48218





ΠΡΟΣΟΧΗ/
ATTENTION

Πληροφορίες όπως τιμές ακινήτων και/ή διαθεσιμότητα ακινήτων που επισυνάπτονται στην ιστοσελίδα μας δεν είναι δεσμευτικές και δίνεται να τροποποιηθούν ανά πάσα στιγμή

Information such as prices and / or availability of properties shown to our website are not binding and are given to change at any time without

Price	€650,000 +VAT	Type	Building Plot
Plot	604 m ²	Title deed	Yes
Area	Nicosia, Strovolos		

Description

Corner commercial plot in a lively and popular location in Agios Demetrios quarter of Strovolos Municipality. The property abuts onto Athalassa Avenue and Korai street, at a distance of 330 meters (approx.) southeast of private school "The English School" and 900 meters (approx.) southeast of the Presidential Palace.

The property is ideally situated close to an abundance of amenities and services such as supermarkets, restaurants, schools, cafes etc. In addition, it enjoys excellent accessibility to the Nicosia city centre while the Makarios Hospital is only a short drive away. The vicinity of the property designates an increased demand for properties due to its attractiveness and accessibility.

The plot has a regular shape and a level surface. It has an extensive road frontage along its southwest boundary with a total frontage of approximate 47 meters. It is noted that the property is subject to compulsory acquisition of an area of 107 sqm (approx.).

The large frontage of the property onto two public roads is considered an advantage. The plot is suitable for the development of a commercial or mixed-use building.

It is considered an appealing opportunity for a land developer or an individual.

Features

Heart of city center
Easy access to highway
Municipal water/sewage
City view
Prime land
Near amenities

Easy access to main roads
Connected to electric mains
Investment opportunity
Corner
Near bus route

Distances

Amenities 100 m
Sea 40 km
Schools 300 m

Airport 40 km
Public Transport 100 m

Zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
EB3	50%	160%	24 m	6	