

#66199

# Prime Commercial Plot – Strovolos, Nicosia

📍 Strovolos, Nicosia

€300,000 +VAT



# Overview

## Specifications

Area

 511 m<sup>2</sup>

Type

**Building Plot**

## Description

511 m<sup>2</sup> Commercial Plot – Strovolos (Tseriou Avenue), Nicosia

This prime commercial plot is located in one of Strovolos' most highly sought-after business areas, on Tseriou Avenue, offering exceptional visibility, accessibility, and continuous foot and vehicle traffic.

The area is vibrant and well-established, benefiting from proximity to major amenities including supermarkets, cafés, restaurants, schools, and key commercial facilities.

Its strategic location provides effortless access to the city and main arterial routes, making it ideal for commercial development.

### Property Features

Land Area: 511 m<sup>2</sup>

Frontage: Approx. 22 m

Topography: Regular shape, level surface

Title Deed: Available

VAT: Applicable

### Planning & Development Parameters

Planning Zone: Εβ5 (Commercial)

Building Density: 120%

Coverage: 50%

Maximum Floors: 3

Maximum Height: 13.3 m



ΠΡΟΣΟΧΗ/ATTENTION

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

# Additional information

## Features

Easy access to main roads

Investment opportunity

Near amenities

Quiet area

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
EB5	50%	120%	13.5 m	3	100%



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