#67448

# Prime Commercial Development Opportunity in Chryseleousa, Strovolos, Nicosia

Strovolos, Nicosia

**€190,000** +VAT ~~€245,000~~





















ΠΡΟΣΟΧΗ/ATTENTION

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

# Overview

## Specifications

Area

336 m$^2$

| | | | |
|---|---|---|---|
| Type | **Building Plot** | Title deed | **Yes** |

## Description

This property presents a high-value redevelopment opportunity in the heart of Strovolos Municipality (Chryseleousa Quarter), Nicosia. While the site currently contains an older detached house, the highest and best use of the land lies in its exceptional commercial zoning and strategic location. Key Site Details: • Land Area: 336 sq.m. • Existing Structure: A ground-floor obsolete house of 97 sq.m. Development-Ready Advantage: A demolition permit has already been issued, valid from 16/10/2025 until 16/10/2028. The existing structure is a ground-floor building, therefore, demolition costs are projected to be low allowing for a swift and cost-effective transition to the construction phase. Zoning & Potential (Zone Eβ4): The property falls within the Eβ4 Commercial Zone, offering high density and vertical development flexibility: • Building Coefficient: 140% • Coverage: 50% • Floors: 4 Floors (potential for 5 floors via Planning Incentives) • Height: 17m Ideal Project: A modern mixed-use development consisting of ground-floor shops and 4 whole-floor premium apartments. Strategic Location: Situated in a high-demand administrative hub: • Approximately 60m from Strovolos Town Hall. • Approximately 112m Tax Department. • Approximately 800m of major schools (Pefkios Georgiadis and Agiou Vasiliou). • Immediate access to the commercial center of Nicosia. • Within walking distance to amenities and services. There is a separate title deed for this property. Energy Category: D

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# Additional information

## Distances

Amenities
1 km

Airport
40 km

Sea
40 km

Public transport
1 km

Schools
1 km

## Planning zones

| Zone | Cover factor | Build factor | Max height | Max floors | Affected percentage |
|---|---|---|---|---|---|
| Eβ4 | 50% | 140% | 17 m | 4 | 100% |

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