

#66243

# Prime Residential Development Field in Strovolos. GSP Area Field with | Permit for 20 Plots

📍 Strovolos, Nicosia

€2,832,000 +VAT





ΠΡΟΣΟΧΗ/ATTENTION

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

# Overview

## Specifications

Area

 18200 m<sup>2</sup>

Type

Field

## Description

This 18,200sqm residential field is located in the highly sought-after GSP Stadium area of Strovolos, one of Nicosia's most prestigious residential neighbourhoods. The property benefits from an active planning permit for the division into 20 residential plots, making it an ideal opportunity for a high-end development project.

The GSP area is known for its luxury homes, proximity to leading private schools, and its excellent road network, offering direct access to both the highway and Nicosia city centre. Its strategic position makes it a preferred location for families and investors seeking high-quality living.

### Key Features

Land area: 18,200sqm

Active planning permit for 20 plot subdivision

Prime residential location in Strovolos (GSP area)

Surrounded by luxury residences & private schools

Excellent access to Nicosia centre & highway

### Building Parameters

Description Value

Building Density 80%

Coverage Ratio 45%

Maximum Floors 2

Maximum Height 10m

A rare opportunity to acquire premium residential land with approved development plans in one of Nicosia's most



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# Additional information

## Features

Connected to electric mains

Easy access to highway

Easy access to main roads

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka7	45%	80%	10 m	2	-



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