

## 11,424m<sup>2</sup> Plot for Sale in Strovolos, Nicosia District

- Land Area 11.424m<sup>2</sup>
- Building Factor 140%
- Cover Factor 50%



Large parcel of land with mixed land use zone and great development potential. Located on the intersection of two major Avenues (Iosif Hadjosif and Spyrou Kyprianou) and just off the Motorway, offers great advantages of easy access from and to other places of Nicosia and of other Districts. Located nearby major amenities such as the Mall of Cyprus, the General Hospital of Nicosia, GSP Stadium, Elementary and High schools and the prime high street of Strovolos Municipality. The immediate and wider area is characterized by the development of residential, commercial and industrial units.

Property Info	Plot / Area Info	Additional info
	Plot area <b>11424</b>	Reference Number <b>3539</b>
		Property type <b>Land and Plots</b>
		Condition <b>Pre-Owned</b>
		View <b>City view</b>
Amenities	Location	
	<b>Location:</b> Strovolos	Region: <b>Nicosia</b>
	Coordinates: <b>35.1436629 / 33.3437909</b>	

**Price: €6 000 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee	<b>~€236 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€525.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

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**Price change history**

€6 000 000 on Jan 19, 2024

