

## 358m<sup>2</sup> Plot for Sale in Strovolos, Nicosia District

Reference ID: #SA36469 Price details: €1,400,000 Commercial plot of 358m<sup>2</sup> for sale in Strovolos, Nicosia, located on a busy main commercial road with excellent visibility and frontage. Zoned Eβ3 with 160% building density, 50% coverage, and allowance for up to 6 floors (24m height). The existing building includes two retail shops on the ground floor, two 2-bedroom apartments (one of them a duplex), and one 1-bedroom apartment. Ideal for investors — either renovate and build additional floors or redevelop into a modern 6-storey commercial project. A prime location for offices or mixed-use development in the heart of Strovolos. X

Property Info	Plot / Area Info	Additional info	
		Reference Number	<b>SA36469</b>
Plot area	<b>358</b>	Property type	<b>Land and Plots</b>
		Condition	<b>Pre-Owned</b>

Amenities	Location
	<b>Location:</b> Strovolos      Region: <b>Nicosia</b> Coordinates: <b>35.148549835869 / 33.360207589177</b>

**Price: €1 400 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€52 600.00</b> <b>€3 911.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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**Representative: Smart Assets**

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

**Price change history**

€1 400 000 on May 13, 2025

