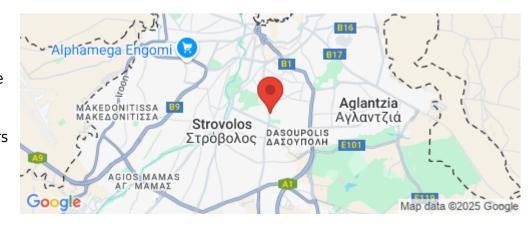


## 358m<sup>2</sup> Plot for Sale in Strovolos, Nicosia District

Reference ID: #SA36469Price details: €1,400,000Commercial plot of 358m² 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.



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

Amenities Location

**Location:** Strovolos Region: **Nicosia** 

Coordinates: 35.148549835869 / 33.360207589177



Price: €1 400 000 + VAT

VAT Excluded

Title transfer fee ~€52 600.00

Price per SQM €3 911.00/m²

Common expenses None

## **Representative: Smart Assets**

Registration number 1109 Email info@smartassets.com.cy
License number 317/E Legal name N/A

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## **Price change history**

€1 400 000 on May 13, 2025



