

## 1,250m<sup>2</sup> Plot for Sale in Strovolos, Nicosia District

Prime Development Opportunity – Two Adjacent Plots for Sale in Strovolos, Nicosia

An exceptional opportunity to acquire two adjacent plots with a total area of 1,250 m<sup>2</sup>, located in one of Strovolos’ most desirable and centrally positioned neighborhoods. Offered as a single sale, both plots include individual title deeds and feature distinct planning zones that create flexible and valuable development potential.

Plot Details:

Plot 1 (Parcel No. 499)

- Size: 711 m<sup>2</sup>
- Planning Zone: Eβ3 (Commercial)
- Building Density: 160%
- Coverage Ratio: 50%
- Maximum Height: 24 meters
- Maximum Floors: 6

Plot 2 (Parcel N...

Property Info	Plot / Area Info	Additional info
	Plot area <b>1250</b>	Reference Number <b>237592</b>
		Property type <b>Land and Plots</b>
Amenities	Location	
	<b>Location:</b> Strovolos Region: <b>Nicosia</b>	

**Price: €1 550 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee	<b>~€58 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 240.00/m<sup>2</sup></b>		

**Representative: MySpace**

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

**Price change history**

€1 550 000 on Jun 24, 2025

