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WhatsApp +357 96 616777 · info@vouniotis.com
www.vouniotis.com








Prime Commercial Development Opportunity in Хриселеуса, Строволос, Никозия

€ 245,000

Строволос, Никозия

ВИД	ПЛОЩ	КИНТ	ПЛЪТНОСТ
Plot	**336 m²**	**140%**	**50%**

ЗОНА	РЕФЕРЕНЦИЯ
Eβ4	**CY-APT-2026-00034**

This property presents a high-value redevelopment opportunity in the heart of Строволос Municipality (Хриселеуса Quarter), Nicosia. While the site currently contains an older detached house, the highest and best use of the land lies in its exceptional commercial zoning and strategic location. Key Site Details: • Land Area: 336 sq.m. • Existing Structure: A ground-floor obsolete house of 97 sq.m. Development-Ready Advantage: A demolition permit has already been issued, valid from 16/10/2025 until 16/10/2028. The existing structure is a ground-floor building, therefore, demolition costs are projected to be low allowing for a swift and cost-effective transition to the construction phase. Zoning & Potential (Zone Eβ4): The property falls within the Eβ4 Commercial Zone, offering high…

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