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Commercial Plot in Prime Location Strovolos, Nicosia

€ 10,870,000

Prime Location Strovolos, Nicosia

TYPE	AREA	PLOT	BUILD FACTOR
Plot	**4,335 m²**	**5,764 m²**	**160%**

SITE COVERAGE	PLANNING ZONE	REFERENCE
50%	**Eβ3**	**CY-APT-2026-00100**

Prime 5,764sq.m. commercial development plot with capacity for a six-storey landmark project, ideally situated in a high-demand commercial hub of Strovolos, in Nicosia district. Location: Positioned on Limassol Avenue in the Agios Dimitrios parish, this property enjoys close proximity to banks, corporate showrooms, and high-end services. Property Highlights: • Plot Size: 5,764sq.m. of flat, highly developable land. • Development Scope: Zoned for high-density commercial or mixed-use building options. • Zoning Specifications (Zone Eβ3): – Maximum Density: 160% – Maximum Coverage: 50% – Maximum Height: 24m / 6 Floors • Plot Topography: 100% flat, rectangular terrain optimal for straightforward, cost-effective excavation and foundation layout. Key Advantages: • Exceptional…

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