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Prime Commercial Development Opportunity in Chryseleousa, Strovolos, Nicosia

€ 245,000

Strovolos, Nicosia

TYPE	AREA	BUILD FACTOR	SITE COVERAGE
Plot	**336 m²**	**140%**	**50%**

PLANNING ZONE	REFERENCE
Eβ4	**CY-APT-2026-00034**

This property presents a high-value redevelopment opportunity in the heart of Strovolos Municipality (Chryseleousa 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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