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Prime Commercial Development Opportunity in Хриселеуса, Строволос, Никосия

€ 245,000

Строволос, Никосия

ТИП	ПЛОЩАДЬ	ПЛОТНОСТЬ ЗАСТРОЙКИ	ПРОЦЕНТ ЗАСТРОЙКИ
Plot	**336 m²**	**140%**	**50%**

ЗОНА	КОД ОБЪЕКТА
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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