



Prime special zone field located in Strovolos, Nicosia, opposite GSP Stadium

For Sale : **€ 1,200,000**

Description

A special zone field extending to approximately 6,550 sq.m., located in Ap. Varnavas & Arch. Makarios Quarter, Strovolos, opposite GSP Stadium. The property benefits from a frontage of approximately 116m along its eastern boundary, adjoining a registered asphalt road and offering excellent accessibility and visibility. Strategically positioned about 200m east of the Nicosia-Limassol-Larnaca highway, the field enjoys direct access to major transportation routes and lies approximately 350m from GSP Stadium, one of the most prominent landmarks in the area. The property falls within the Special Use Planning Zone EX1, which allows for:

- Building Density: 60%
- Building Coverage: 35%
- Maximum Floors: 2
- Maximum Height: 10m

The EX1 zone permits a wide range of developments, including:

- Office buildings
- Sports facilities
- Leisure and entertainment venues
- Showrooms and specialized commercial developments
- Residential development
- Plot subdivision

This property represents an excellent opportunity for mixed-use or commercial development in one of Nicosia's most strategic locations, with high visibility and immediate access to the highway network. There is a separate title deed for this property.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Field**

Town Planning Zone: **Commercial**

Furnished: **Unfurnished**

Area

Plot Area: **6,550m²**

Gallery

