



#4447

# Shared field in Strovolos, Nicosia

€6,300,000





# Overview

## Specifications

Area

 **231920 m<sup>2</sup>**

Type	<b>Field</b>	Title deed	<b>Yes</b>
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## Description

The property is a shared (5.79%) of field/estate, part of a large mixed-use land in Strovolos. The field has a total land area of 231,920sqm and Gordian's share corresponds approximately to 13,416,97 sqm.

It is located at a prime location at the entrance of Nicosia, next to the Olympic House and Park Headquarters. It is situated just a few meters away from the Electricity Authority Headquarters and 150m from Hellenic Bank's Headquarters.

It has frontage of about 390m on three public roads/avenues. Provides great proximity to Nicosia centre and the highway connecting Nicosia to Larnaca/Limassol. Stavrou and Athalassas Avenues are just 5 mins away, offering access to all amenities and services.

There is a building permit (subdivision/road construction permit) for the division of the estate into 15 plots. Upon the completion of the division, Gordian will own plot no. 1 with a land area of approximately 12,820 sqm. The property can benefit from the special incentives for developments allowed by Nicosia local plan.

There is a distribution agreement in place between the co-owners. This is a unique opportunity for both residential and mixed-use development.



# Additional information

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
-	50%	100%	-	-	-

## Contact us



**Stavroula Michail**

 (+357) 99810880

 [stavroulamichail.lextrus@gmail.com](mailto:stavroulamichail.lextrus@gmail.com)

