



#8645

# Prime Residential Plot in Acropolis, Nicosia (8645)

📍 Strovolos — Acropolis, Nicosia

€220,000



# Overview

## Specifications

Area

 302 m<sup>2</sup>

Type

**Building Plot**

Title deed

**Yes**

## Description

Prime Residential Plot in Acropolis, Nicosia (8645)

Located in the highly desirable Acropolis area of Nicosia, this 302m<sup>2</sup> residential plot offers a rare investment opportunity in one of the city's most premium locations. Situated just 100 meters from Agios Demetrios Elementary School, 200 meters from Agios Varnavas Nursery/Elementary, and 250 meters from Acropolis Park and CYTA headquarters, this plot offers unparalleled convenience for families and professionals alike. With easy access to the city center and highway, it's perfectly positioned for modern living.

This plot falls within the Kα4 planning zone, featuring a 120% building density and 50% coverage, allowing for the construction of up to 4 floors. Urban Planning Approval has already been obtained for a building of 381m<sup>2</sup> plus 95m<sup>2</sup> covered verandas, with the option to purchase additional square meters from listed buildings.

Located on a quiet dead-end street, this plot offers privacy and tranquility, while benefiting from registered road access and a flat, regular-shaped terrain, making it ideal for residential development. The property is VAT-exempt, adding to its appeal for investors and developers.

Don't miss out on this prime piece of real estate in one of Nicosia's most sought-after areas.



# Additional information

## Features

City view

Connected to electric mains

Cul de sac

Easy access to main roads

## Distances

Amenities

 600 m

Airport

 45 km

Sea

 46 km

Public transport

 450 m

Schools

 250 m


## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka4	50%	120%	13.5 m	3	-

## Contact us



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