



#8645

Prime Residential Plot in Acropolis, Nicosia (8645)

📍 Strovolos — Acropolis, Nicosia

€220,000



Overview

Specifications

Area

 302 m²

Type

Building Plot

Title deed

Yes

Description

Prime Residential Plot in Acropolis, Nicosia (8645)

No vat

Located in the highly desirable Acropolis area of Nicosia, this 302m² 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 381m² plus 95m² 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.

Under process license: 4 floors, each floor has a 2 bedroom apartment 95 sq.m covered area plus veranda 20 sq.m. The apartment on the 3rd floor is a duplex and has 3 bedrooms. 380 sq.m buildable sq.m

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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