



For Sale, Land, Field, Nicosia, GSP Area, 7,191m²

For Sale : **€ 500,000**

Description

Elite Investment Opportunity in the GSP Area – The Pinnacle of Versatility

The Foundation of Your Future

Imagine securing a landmark asset in Nicosia's most prestigious southern corridor. Buying land in the GSP area, just north of the iconic "Lemon Park," is about the ultimate freedom to develop a project that defines the city's modern skyline. This prime location offers a high-status blank canvas for investors who demand a fusion of luxury residential appeal and high-utility commercial potential.

Limitless Development in a Special Use Zone

Primed for diverse and high-impact projects, the property falls within Special Uses Zone EX2, boasting a robust 80% building density and 45% coverage. This elite zoning allows for a wide spectrum of possibilities:

Commercial & Leisure: Ideal for high-end office complexes, private sports academies, or boutique leisure amenities.

Residential Flexibility: Unlike standard commercial zones, EX2 explicitly allows for residential development and plot subdivision, making it perfect for a luxury gated community or high-spec apartment blocks.

Logistical Ready: With a Title Deed available and immediate proximity to the Nicosia city center and major motorway links, the groundwork for a Tier-1 development is already set.

Location & Neighborhood Benefits

You are at the heart of Nicosia's "New South." You are minutes from the Mall of Cyprus, IKEA, and the Senior School, while enjoying the refined atmosphere of the GSP neighborhood, characterized by the island's most expensive detached villas and elite sporting facilities.

Make It Yours

Strategic EX2 parcels in the GSP area are among the most liquid and sought-after assets in the 2026 Cyprus market.

Contact G&P Lazarou Estate Agents today at +357 22024949 or sales@gplazarou.com to secure this premier asset!

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Field**

Town Planning Zone: **Commercial**

Area

Plot Area: **7,191m²**



Gallery

