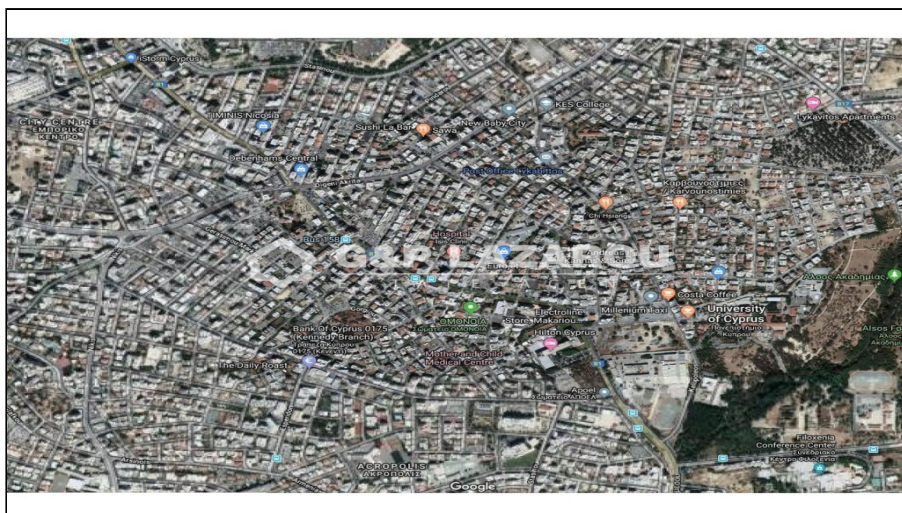




For Sale, Land, Plot, Nicosia, Lykabittos, 560m²

For Sale : **€ 1,000,000**

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This prime commercial plot in the prestigious Likavitos area of Nicosia represents an elite opportunity for developers and institutional investors to secure a high-yield asset in the city's heart. Falling within the EB3 planning zone, the property provides an exceptional building density of 160% and a 50% coverage factor, offering the technical capacity for a landmark six-storey commercial building with a maximum height of 24 meters. This high-density profile is ideal for a state-of-the-art office complex, a luxury boutique hotel, or a high-end mixed-use development in one of Nicosia's most sought-after professional districts. In March 2026, the central Nicosia real estate market is experiencing a significant value surge following the landmark January 1st tax reform, which fully abolished stamp duty and removed the Special Defence Contribution on rental income, drastically improving net yields for commercial landlords. Furthermore, the district's connectivity has been fundamentally enhanced by the recent expansion of the Nicosia smart-traffic corridor and the proximity to the newly integrated green-transport hubs. The plot's superior technical specifications and its placement within a core commercial enclave ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Commercial plot in Likavitos area. The property falls within commercial planning zone EB3 with building density coefficient of 160%, coverage coefficient 50%, in 6 floors and a maximum height of 24 m. Title deed is available. The plot allows for a modern architectural design that maximizes functional square footage in a high-demand central commercial area. Its position within the Nicosia Municipality ensures access to world-class infrastructure and professional municipal services. Title deed is available.

Building Density 160%

Cover Factor 50%

Town Planning Zone Commercial Zone EB3

Proximity Landmarks Located near the University of Cyprus (Old Campus) and the Landmark Nicosia, with immediate access to Kallipoleos Avenue and the central administrative district.

Strategic Location and Urban Connectivity

The value of this property lies in its placement within a core commercial enclave, offering a sophisticated professional environment that is perfectly connected to the administrative and commercial heart of the capital.

Plots of land for sale in Nicosia: A premier opportunity to acquire a high-density commercial plot in the prestigious and central Likavitos district.

Cyprus real estate investment: A high-potential asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Defence Contribution on rental income.

Government Housing Subsidy: For mixed-use potential, as of March 19, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, offering substantial grants for projects that include affordable urban housing units.

Renovate-Rent Scheme: Under the updated March 2026 guidelines, owners of central urban assets can access increased grants for developing residential units intended for the professional rental market.

Central Business District Access: Located in the heart of the capital, providing rapid access to government ministries, financial institutions, and international corporate headquarters.

University Proximity: The site benefits from its proximity to major academic institutions, ensuring consistent demand for high-quality professional and residential space.

Likavitos Infrastructure: Benefiting from the latest urban regeneration projects, featuring upgraded pedestrian walkways, LED street lighting, and integrated smart-city technology.

Luxury Amenities: Surrounded by Nicosia's finest dining, retail, and cultural venues, ensuring a high-prestige address for future tenants.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of central urban prestige and high-yield potential, this Likavitos plot is an unparalleled opportunity. Commercial land with 160% density in such a prime location is exceptionally rare and represents a strategic acquisition for the 2026 market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this high-value commercial site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.



Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Area

Plot Area: **560m²**



Gallery

