



For Sale, Land, Plot, Nicosia, 1,114m²

For Sale : **€ 4,500,000**

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This prime commercial plot in the heart of Nicosia Center represents an elite opportunity for a high-impact mixed-use development. With an exceptional building density of 250% and a 70% coverage factor within the PEZ town planning zone, this property is designed for maximum vertical expansion and high-return infrastructure. In March 2026, the Cyprus real estate market is operating under highly favorable conditions following the landmark January 1st tax reform, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution on rental income, drastically improving the net yield for commercial developers and institutional investors. Furthermore, the 2026 market is driven by the Strategic Investment Framework, which provides fast-track licensing for large-scale urban projects in the capital. The central location and high density allowance make this a primary choice for a flagship architectural project, a standard of quality we have prioritized for 3 decades of experience.

Description Commercial plot in Nicosia Center. The plot is ideal for a mixed-use project, allowing for a sophisticated blend of retail, office, and luxury residential units. Its position within the central business district ensures maximum visibility and high footfall, while the 250% density coefficient facilitates the construction of a multi-story landmark building. Title deed is available.

Building Data

Building Density: 250%

Cover Factor: 70%

Town Planning Zone: Commercial (Zone PEZ)

Project Potential: Mixed-Use (Retail/Office/Residential)

Proximity Landmarks

Eleftheria Square is the architectural and social heart of Nicosia, located within a few minutes' walk, providing a world-class urban space designed by Zaha Hadid Architects.

Stasikratous Street is the capital's premier luxury retail and dining destination, situated in the immediate vicinity and offering high-end commercial synergy for any new development.

The Cyprus Museum is the island's flagship archaeological institution, located nearby on Mouseiou Street, marking the cultural edge of the city center.

The Ministry of Finance and the House of Representatives are within the central administrative cluster, ensuring a steady demand for professional office space and high-tier residential services.

The Nicosia Municipal Gardens and the Municipal Theater provide essential green space and cultural infrastructure within the central urban fabric.

Nicosia Ring Road (Phase A1) which was fully operational by early 2026, has significantly improved the flow of traffic from the suburbs into the city center, enhancing the accessibility of this commercial hub.

Strategic Location and Urban Connectivity

The value of this property is rooted in its placement at the center of the island's administrative and financial power, offering unparalleled connectivity and visibility within the capital's most prestigious planning zone.

Plots of land for sale in Nicosia Center: A rare opportunity to acquire a high-density commercial asset in the capital's most valuable district.

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

High-Yield Development: The 250% building density is a strategic advantage for developers seeking to maximize ROI through high-rise commercial or mixed-use projects.

Urban Revitalization Grants: As of March 23, 2026, projects in Nicosia Center may qualify for specific urban renewal incentives aimed at promoting sustainable and smart city infrastructure.



Capital Gains Tax Relief: The 2026 reforms provide enhanced efficiency for the disposal of high-value commercial assets held within corporate structures.

Mixed-Use Versatility: The planning zone supports a diverse range of uses, from international corporate headquarters to boutique city-center apartments.

Digital Infrastructure: The center is fully covered by the 2026 5G+ and fiber-to-the-premises network, supporting high-tech business operations.

If you are looking for G&P Lazarou trusted properties that offer the highest possible development potential in the capital, this Nicosia Center commercial plot is an unparalleled opportunity. Land with 250% density in such a prestigious location is the ultimate strategic acquisition for the 2026 market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this high-yield 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: **1,114m²**



Gallery

