



## For Sale, Land, Plot, Nicosia, Trypiotis, 605m<sup>2</sup>

For Sale : € 1,500,000

### Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This corner commercial plot in the absolute heart of Nicosia represents one of the most prestigious development opportunities currently available in the capital. Falling within the premier ΠΕΖ (Central Business Area) planning zone, the property boasts a superior building density of 250% and a high coverage factor of 70%, specifically designated for high-density urban development. This technical profile is ideal for a signature corporate headquarters or a luxury boutique hotel, capitalising on its strategic corner position and high visibility. In March 2026, Nicosia's central business district is undergoing a transformative period following the landmark January 1st tax overhaul, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution on rental income, drastically maximizing net yields for institutional investors. The 2026 market is further propelled by the Nicosia Municipality's "Smart City" initiatives and the continued revitalization of the historic core, which has significantly increased the desirability of core urban assets for international organizations. This plot's exceptional density specifications and its placement within the primary administrative enclave ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Corner commercial plot in the centre of Nicosia, close to all the facilities, within walking distance from Eleftherias square. Ideal for a hotel business or headquarters for big organisations. The property falls within commercial planning zone ΠΕΖ with building density coefficient of 250%, coverage coefficient 70%. The plot allows for an iconic 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 "Smart City" infrastructure and professional municipal services. Title deed is available.

Building Density 250%

Cover Factor 70%

Town Planning Zone Commercial Zone ΠΕΖ

Proximity Landmarks Located a short walk from the Zaha Hadid-designed Eleftheria Square and the Cyprus Museum, within the immediate vicinity of the Paphos Gate and the central business 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 corner commercial plot in the most sought-after city center 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 developments, as of March 20, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, offering substantial grants for projects that incorporate modern, energy-efficient urban housing units. Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners of central urban assets can access increased grants for developing residential units intended for the professional rental market, with sweetened terms and higher income limits for tenants.

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

High-Density Core: The ΠΕΖ zone supports substantial vertical development, reflecting Nicosia's 2026 urban planning focus on high-yield densification and iconic architectural development in the city core.

Smart-City Infrastructure: Benefiting from the Nicosia Fiber Network and the latest IoT-integrated smart lighting and parking systems implemented throughout the central commercial triangle.

Luxury Amenities: Surrounded by Nicosia's finest professional hubs, cultural landmarks, and high-end retail, ensuring a high-prestige address for future tenants or guests.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of central urban prestige and high-yield potential, this ΠΕΖ plot is an unparalleled opportunity. Commercial land with 250% density in such a prime corner location is exceptionally rare and represents a strategic acquisition for the 2026 market.



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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.

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#### Details

Property Type: **Land**

Status: **Available**

[Website](#)

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#### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

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#### Area

Plot Area: **605m<sup>2</sup>**



## Gallery

