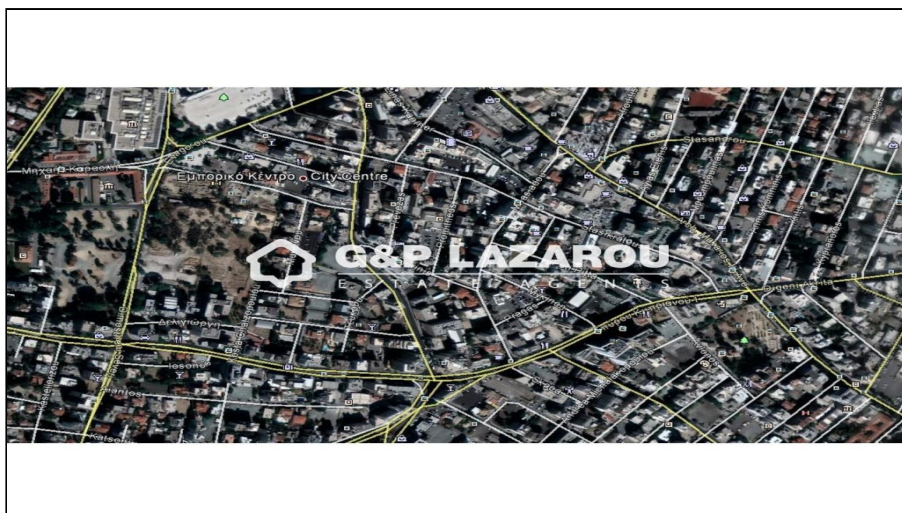




For Sale, Land, Plot, Nicosia, Trypiotis, 1,230m²

For Sale : € 4,500,000

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This prime commercial plot, located in the absolute heart of Nicosia, represents an elite development opportunity for institutional investors and commercial developers. Falling within a high-density commercial planning zone, the property provides an exceptional building density of 200% and a 40% coverage factor, offering the technical capacity for a significant multi-storey commercial or mixed-use building. This high-density profile is ideal for a high-end corporate headquarters, a retail flagship, or a sophisticated professional hub that capitalizes on the capital's most vibrant commercial enclave. In March 2026, the central Nicosia real estate market is reaching new valuation heights following the landmark January 1st tax reform, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution (SDC) on rental income, drastically improving net yields for commercial landlords and developers. Furthermore, the property is positioned to benefit from Nicosia's current "Smart City" transformation, including the integration of solar-powered wireless charging infrastructure for public transport and the expansion of the Nicosia Fiber Network. The plot's superior technical specifications and its placement within the primary administrative and professional enclave ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Commercial plot in Nicosia center. Title deed is available. The plot allows for a modern architectural design that maximizes functional square footage in a high-demand central business district. Its position within the Nicosia Municipality ensures access to world-class infrastructure and professional municipal services. Title deed is available.

Building Density 200%

Cover Factor 40%

Town Planning Zone Commercial Zone

Proximity Landmarks Located near the new Nicosia Municipal Hall and the Zaha Hadid-designed Eleftheria Square, within walking distance of the Cyprus Museum 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 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 potential, as of March 20, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, offering substantial grants for projects that include modern, energy-efficient urban housing units.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, developers can access state grants of up to 35,000 euro per unit for refurbishing or developing residential spaces intended for the affordable rental market.

Incentive Schemes: This property is eligible for increased building density under the 2026 "Build to Rent" plans, which offer additional building coefficients for projects committed to long-term affordable housing supply.

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

Smart-City Infrastructure: Benefiting from Nicosia's status as the country's first fully integrated smart city, featuring locally produced solar energy solutions and IoT-integrated municipal services.

Vertical Development Potential: The 200% building density aligns with Nicosia's 2026 urban planning strategy to maximize land use efficiency through vertical development in the city core.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of central urban prestige and high-yield potential, this 200% density plot is an unparalleled opportunity. Commercial land in such a prime location is 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: **1,230m²**



Gallery

