



## For Sale, Land, Plot, Nicosia, Lykavittos, 260m<sup>2</sup>

For Sale : € 180,000

### Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This half-residential plot in the prestigious Lykavittos area of Nicosia represents an elite investment opportunity within the capital's most established residential and professional core. Falling within the high-density Ka3 planning zone, the property offers a building density of 140% and a 50% coverage factor, allowing for the construction of a four-storey building with a maximum height of 17 meters. These superior technical specifications make the site ideal for a luxury apartment block or a boutique residential project in a high-demand urban setting. A significant financial advantage of this specific asset is that it is not subject to VAT, providing an immediate and substantial capital saving. In March 2026, the central Nicosia real estate market has been fundamentally revitalized by the historic tax reform enacted on January 1st, which included the full abolition of stamp duty on all property contracts and the removal of the Special Defence Contribution on rental income. Furthermore, the 2026 reforms have nearly doubled the Capital Gains Tax exemption for primary residences to 150,000 euro, greatly enhancing the net appeal for both developers and end-users. The plot's high-density profile, its VAT-exempt status, and its placement within a core urban enclave ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Half residential plot in Lykavittos Area. It falls with the Residential Planning Zone Ka3 with building density 140% and coverage coefficient 50%. Title deed is available. NO VAT. The plot allows for a modern architectural design that maximizes functional square footage in a high-demand central residential area. Its position within the Nicosia Municipality ensures access to world-class infrastructure and professional municipal services. Title deed is available.

Building Density 140%

Cover Factor 50%

Town Planning Zone Residential Zone Ka3

Proximity Landmarks Located near the MCM Tower and the landmark Konstantinou & Elenis area, within a 5-minute drive from the University of Cyprus (Old Campus) and the Nicosia city center commercial core.

### Strategic Location and Urban Connectivity

The value of this property lies in its placement within a core residential enclave, offering a sophisticated urban lifestyle 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 residential plot in the prestigious and central Lykavittos 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: As of March 19, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with grants and incentives for urban densification.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, developers can access state grants for integrating new residential units into the affordable rental market, enhancing project ROI.

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

High Rental Yield Potential: The 140% building density allows for multiple units in a district with consistently low vacancy rates and high demand from professionals and academics.

Smart-City Integration: Lykavittos is a key beneficiary of Nicosia's latest urban regeneration projects, featuring upgraded lighting, pedestrian-friendly infrastructure, and enhanced fiber-optic connectivity.

Luxury Amenities: Surrounded by the city's finest private schools, medical centers, and cultural venues, ensuring a high-prestige address for future residents.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of central urban prestige and high-yield potential, this Lykavittos plot is an unparalleled opportunity. Residential land with 140% density in such a prime location is a strategic acquisition in the current 2026 market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this high-value residential 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](#)

### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

### Area

Plot Area: **260m<sup>2</sup>**



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## Gallery

