



For Sale, Land, Plot, Nicosia, Lykabittos, 521m²

For Sale : **€ 450,000**

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This prime residential plot in the heart of the prestigious Lykavitos area of Nicosia represents an elite opportunity for developers and institutional investors to secure a high-yield asset in the city's most established urban core. Falling within the high-density Kα3 planning zone, the property provides an exceptional building density of 140% and a 50% coverage factor, offering the technical capacity for a prominent four-storey residential building with a maximum height of 17 meters. This high-density profile is ideal for a state-of-the-art apartment complex or a luxury multi-unit development in a district that perfectly balances a quiet residential character with immediate proximity to the capital's administrative and commercial heart. 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 on all new property contracts and removed the Special Defence Contribution on rental income, drastically improving net yields for residential landlords. 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 superior technical specifications and its placement within a core residential enclave ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot for sale located in Lycavitos area, close to Kallipoleos avenue. The plot is suitable for the development of a four storey building. 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 Kα3

Proximity Landmarks Located near the Lykavitos Apartments and Kallipoleos Avenue, within short walking distance of the University of Cyprus (Old Campus) and the central business district.

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 Lykavitos 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, with increased grant amounts of 5,000 euro per unit.

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 top-tier professionals and academics.

Smart-City Infrastructure: Lykavitos 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 Lykavitos plot is an unparalleled opportunity. Residential land with 140% 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 residential



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
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Main Features

Property Subtype: Plot	Town Planning Zone: Residential	Height: 17
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Area

Frontage: 22m²	Plot Area: 521m²
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Further Details

Water, Electricity



Gallery

