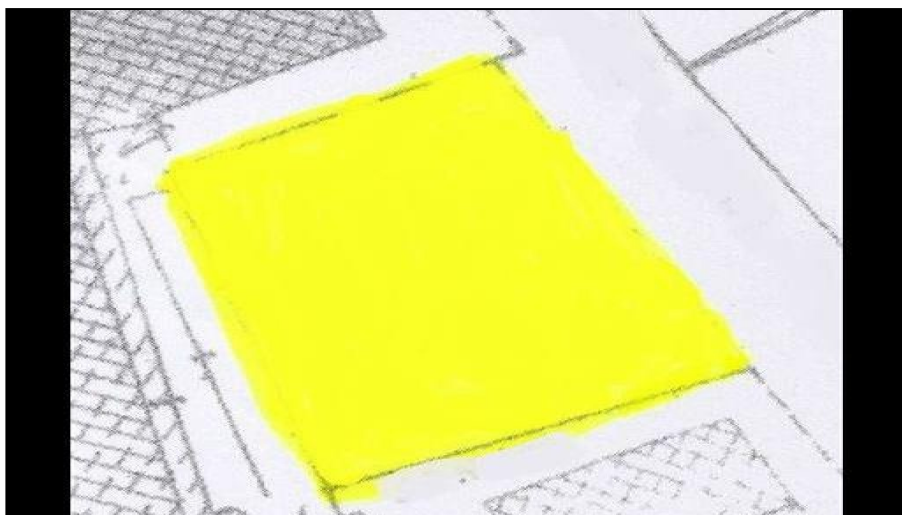




For Sale, Land, Plot, Nicosia, Trypiotis, 595m²

For Sale : **€ 2,500,000**

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This premier commercial plot, situated on a private street in the absolute heart of Nicosia, represents an elite opportunity for a landmark high-rise development. Falling within the E&1 planning zone, the property boasts a superior building density of 250% and a 40% coverage factor, specifically designated for a 14-storey architectural masterpiece. This technical profile is ideal for a signature corporate headquarters, a luxury mixed-use tower, or a high-end commercial hub that defines the capital's skyline. 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 property contracts and removed the Special Defence Contribution on rental income, maximizing net yields for developers and international investors. The 2026 market is further propelled by the Nicosia Municipality's "Smart City" integration and the €28 million old city regeneration programme, which has modernized central infrastructure and significantly increased the desirability of core urban assets. This plot's exceptional height allowance, high-density specifications, and its placement within a core professional enclave ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Commercial plot situated in a private street in the centre of Nicosia. The plot is ideal for commercial mixed use development. (zone E&1, 14 storey building). The property 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 40%

Town Planning Zone Commercial Zone E&1

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, high-rise 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-Rise Verticality: The E&1 zone with a 14-storey allowance aligns with Nicosia's 2026 urban planning focus on vertical 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.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of central urban prestige and high-yield potential, this E&1 plot is an unparalleled opportunity. Commercial land with a 14-storey allowance 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 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: **595m²**