



For Sale, Land, Plot, Nicosia, Tseri, 651m²

For Sale : € 110,000

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This 651 sqm commercial plot in the Tseri area of Nicosia represents a high-yield opportunity for developers and investors aiming to capitalize on the rapid urban expansion of the capital's southern corridor. Falling within the Eß5 commercial planning zone, the property offers a superior building density of 120% and a 50% coverage factor, providing the technical capacity for a prominent three-storey commercial building. With registered road access and a prime position within a developing commercial hub, this asset is ideally suited for a mix of retail, office, or professional services. A significant financial advantage of this property is that it is not subject to VAT, offering an immediate capital saving and a more competitive entry point for a high-ROI project. In March 2026, the Tseri real estate market is experiencing a transformative surge following the completion of the 31.3 million euro upgrade to the Ippokratous-Argrypoleos-Tseriou avenue network earlier this month. This landmark project has introduced four-lane connectivity, modern roundabouts, and enhanced pedestrian infrastructure, directly linking the district to the Nicosia Ring Road. Furthermore, the 2026 Cyprus tax reform has fundamentally shifted the investment landscape; as of January 1st, stamp duty is fully abolished, and the Special Defence Contribution on rental income has been removed, significantly increasing the net yield for commercial landlords. These strategic infrastructure and fiscal improvements, combined with the plot's high density, ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Commercial plot for sale in Tseri, Nicosia. A 651 sqm plot located in the Tseri area, suitable for the development of a three-storey commercial building. Falls within Commercial Planning Zone EB5, offering 120% building density, 50% coverage, and allowance for 3 floors. Includes registered road access. Title deed available. Not subject to VAT. The plot allows for a modern architectural design that maximizes functional square footage in a high-demand commercial residential area. Its position within the Tseri Municipality ensures access to upgraded infrastructure and modern municipal services. Title deed is available.

Building Density 120%

Cover Factor 50%

Town Planning Zone EB5

Plot Area 651 sqm

Proximity Landmarks Located near the Tseri A' Primary School and within a short distance of the newly completed Tseriou Avenue commercial corridor and the Nicosia Ring Road junction.

Strategic Location and Urban Connectivity

The value of this property lies in its placement within a core commercial enclave, offering a sophisticated suburban lifestyle that is perfectly connected to the administrative and commercial heart of Nicosia.

Plots of land for sale in Nicosia: A prime opportunity to acquire a versatile commercial plot in the high-demand and family-friendly area of Tseri.

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, offering grants of up to 70,000 euro which can be combined with energy grants for total support up to 100,000 euro for eligible beneficiaries.

Renovate-Rent Scheme: Under the updated March 2026 guidelines, owners in this district can access increased grants for building units intended for the affordable rental market, with sweetened terms and higher income limits for tenants.

Tseri Road Network: The March 2026 completion of the major road upgrades provides four-lane connectivity and 3,000 new trees along the corridor, significantly improving the aesthetic and functional value of the surrounding neighborhood.

Nicosia Ring Road: Located nearby, Phase 1 of this major project provides rapid access to the highway network and the various districts of Nicosia, bypassing city center traffic.

Lakatamia Health Centre: Accessible in under 8 minutes, ensuring residents have nearby access to comprehensive medical services. Major Supermarkets: Easy access to the Tseri commercial high street, featuring pharmacies, bakeries, and large retail chains for daily convenience.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of suburban tranquility and modern connectivity, this Tseri plot is an unparalleled opportunity. Commercial lands in such developing suburbs move quickly as businesses seek more



spacious locations with enhanced infrastructure.

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: **651m²**



Gallery

