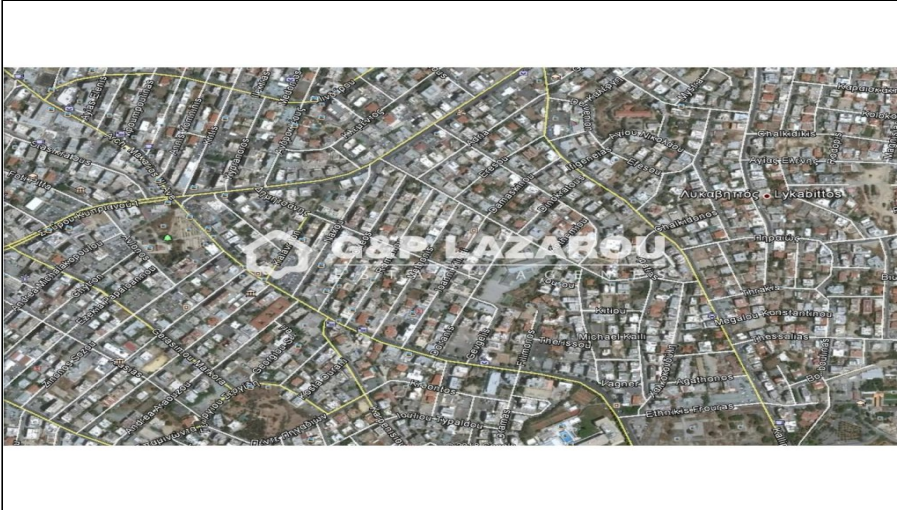




For Sale, Land, Plot, Nicosia, Lykavittos, 487m²

For Sale : € 500,000

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This prime residential plot in the heart of Lykavitos represents an elite development opportunity, situated just moments from the iconic Landmark Nicosia towers and the Marriott Autograph Collection hotel. Falling within the high-density Ka3 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 boutique development in one of the capital's most prestigious and established urban cores. 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 and removed the Special Defence Contribution on rental income, drastically improving net yields for residential landlords. Furthermore, the district's prestige has reached a new pinnacle with the 2026 completion of The Landmark Nicosia project, which has introduced world-class residential and office towers to the immediate vicinity. The plot's superior technical specifications and its placement within a core luxury enclave ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot located in Lykavitos very close to HILTON Hotel. The plot benefits from a high building factor and 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 Ka3

Proximity Landmarks Located in the immediate vicinity of The Landmark Nicosia (formerly Hilton) and the Ministry of Energy, Commerce and Industry, within 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, 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 increased grants for integrating new residential units into the affordable rental market, with sweetened terms including a 5,000 euro increase 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 embassy staff.

Smart-City Infrastructure: Benefiting from the latest urban regeneration projects, featuring upgraded pedestrian walkways, LED street lighting, and integrated smart-city technology.

Luxury Amenities: Surrounded by Nicosia's finest dining, retail, 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](#)

Main Features

Property Subtype: **Plot** Town Planning Zone: **Residential**

Area

Plot Area: **487m²**