



For Sale, Land, Plot, Nicosia, Lykabittos, 895m²

For Sale : € 1,750,000

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This 895 sqm prime commercial site in the heart of Nicosia's city center represents an elite opportunity for institutional investors and developers seeking a high-yield asset within the capital's most active commercial corridor. Falling within the Kf2 planning zone, the property provides an exceptional building density of 160% and a 50% coverage factor, offering the technical capacity for a significant six-storey professional or mixed-use development with a maximum height of 24 meters. Its efficient rectangular shape and extensive 32-meter frontage to a public street ensure maximum architectural flexibility and high visibility for premium retail or corporate headquarters. 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 commercial landlords and developers. The property's strategic location near Digenis Akritas Avenue and Archbishop Makariou III Avenue—two of the capital's most prominent commercial arteries—places it at the epicenter of Nicosia's ongoing urban regeneration. The plot's superior technical specifications and its placement within a core commercial enclave ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description This investment opportunity relates to a plot with a total surface of 895 sqm, located in the heart of Nicosia city centre. It is situated close to Digenis Akritas Avenue and to Arch. Makariou III Avenue, two of the prominent commercial arteries of the capital. The surrounding area is primarily for office use on the upper floors and commercial use on the ground floors in the main streets. The plot is a vacant building site which has a rectangular shape, efficient for the development and enjoys an extensive frontage to the public street of approximately 32 meters. The plot allows for a modern 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 infrastructure and professional municipal services. Title deed is available.

Building Density 160%

Cover Factor 50%

Town Planning Zone Commercial Zone Kf2

Plot Area 895 sqm

Proximity Landmarks Located between Digenis Akritas Avenue and Archbishop Makariou III Avenue, within walking distance of the Eleftheria Square 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 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 potential, 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, 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-Density Core: The Kf2 zone supports substantial vertical development, reflecting Nicosia's 2026 urban planning focus on high-yield densification in the central business district.

Urban Regeneration: Benefiting from the latest municipal projects along Makariou Avenue, featuring pedestrian-friendly infrastructure, smart-traffic management, and green urban spaces.

Professional Hub: Surrounded by Nicosia's primary office blocks and commercial flagship stores, ensuring consistent demand for premium space.



If you are looking for G&P Lazarou trusted properties that offer a perfect balance of central urban prestige and high-yield potential, this K12 plot is an unparalleled opportunity. Commercial land with 160% density in such a prime location is 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
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Main Features

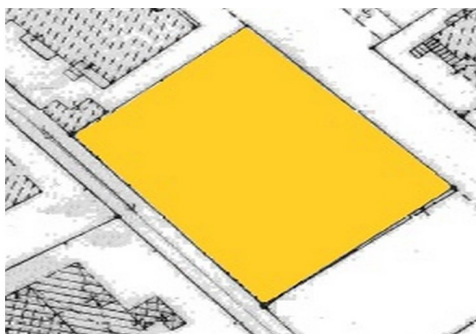
Property Subtype: Plot	Town Planning Zone: Commercial
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Area

Plot Area: **895m²**



Gallery



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ESTATE AGENTS

