



For Sale, Land, Plot, Nicosia, 850m²

For Sale : **€ 478,000**

Description

High-Yield Development and Strategic Acquisition

This exceptional 850sqm commercial asset in the heart of the Walled Old City of Nicosia represents a rare and premier opportunity for a landmark development in the capital's most historic and culturally revitalized district. Falling within the commercial planning zone Ez-εν with a high building density of 160% and a 70% coverage factor, the property is perfectly suited for a three-story mixed-use building that prioritizes high-aesthetic offices, boutique hotels, or luxury urban apartments. In March 2026, the local real estate market has been fundamentally revitalized by 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 the net position for long-term investors. Furthermore, the 2026 market is bolstered by the specialized Grant Scheme for the Revitalization of the Walled City of Nicosia, offering significant financial incentives for the restoration and development of buildings in this historic core. The strategic position of the property and its substantial development volume ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Commercial plot of 850sqm for sale in the Walled Old City of Nicosia. This property is situated in a high-visibility urban pocket and offers a clear canvas for a modern project that respects the architectural heritage of the area. The plot falls within Commercial Planning Zone Ez-εν with a building density coefficient of 160% and a coverage coefficient of 70%, allowing for a maximum of 3 floors and a height of 11.5 meters. This commercial land assembly is a strategic advantage for developers seeking to maximize ROI, capitalizing on the surging demand for professional and residential spaces in the heart of the capital in 2026.

Building Data

Building Density 160%

Cover Factor 70%

Town Planning Zone Commercial (Ez-εν)

Plot Size 850sqm

Maximum Floors 3

Maximum Height 11.5 meters

Title Deeds Available

Proximity Landmarks

Eleftheria Square and Ledra Street, the primary commercial and social hubs of the capital, are located within a few minutes' walking distance.

The new Nicosia Town Hall and the administrative centers of the walled city are situated in the immediate vicinity, adding prestige and functionality to the location.

Famagusta Gate and the Bank of Cyprus Cultural Foundation offer immediate access to cultural venues and historic landmarks.

The upgraded pedestrian networks and bicycle lanes delivered in 2026 connect the property directly to the Pedieos River linear park.

Modern art galleries, boutique hotels, and gourmet restaurants developed in the area over recent years are located within walking distance.

The D'Avila and Tripolis parking facilities ensure easy access for clients and associates in the heart of the old city.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "Historic and Business Hub," acting as a bridge between Nicosia's rich heritage and the modern professional pulse, while offering rapid access via the upgraded 2026 urban infrastructure.

Commercial plots for sale in Old Nicosia: A rare opportunity to acquire 850sqm with 160% density in the most sought-after historic zone.

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.

State Revitalization Incentives: As of March 27, 2026, this property is eligible for special grants regarding the Walled City of Nicosia, enhancing project profitability.

Tax Reform 2026: The January 1st reforms have made urban center investments more transparent and attractive for international and local capital.

Capital Gains Tax Relief: The 2026 reforms provide significant exemptions for developments in traditional cores, offering maximum tax savings.

High-Yield Development: The 160% density is the top choice for developers targeting modern professional spaces in an area with limited land supply.

Digital Infrastructure: The walled city is fully integrated into the 2026 Smart City and fiber optic networks, supporting the technological excellence of new buildings.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of historic prestige and high-value investment potential, this Old Nicosia plot is an unparalleled opportunity. Commercial land with 160% density in such a central area 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 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: **850m²**



Gallery

