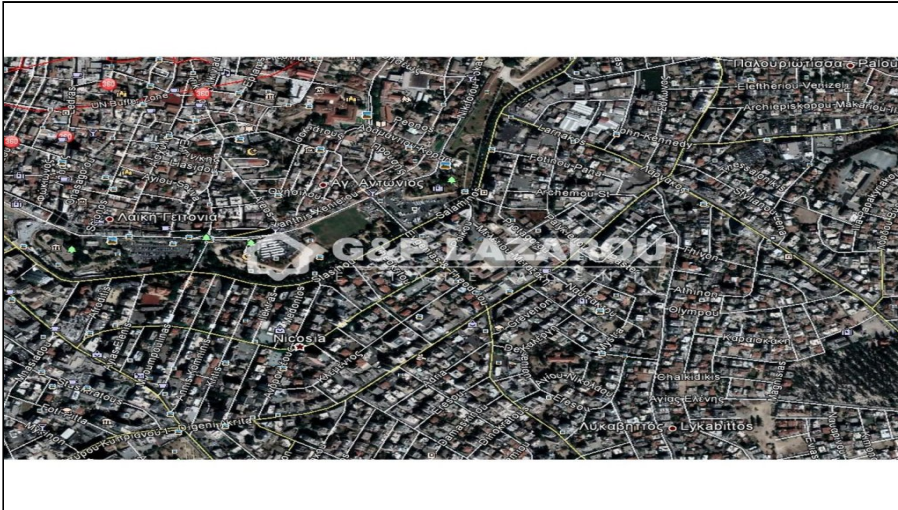




For Sale, Land, Plot, Nicosia, Lykabittos, 732m²

For Sale : **€ 1,300,000**

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This large 200% density commercial plot represents a rare and prestigious opportunity in one of Nicosia's most desirable locations. Falling within the commercial planning zone Ea3, the property offers an exceptional building density of 200% and a 60% coverage factor, providing the technical capacity for a landmark high-rise commercial or mixed-use development. This high-density profile is ideal for an iconic office tower, a luxury retail center, or a premium urban mixed-use complex in the heart of the capital's commercial and administrative district. In March 2026, the central Nicosia commercial sector 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 2026 market is further defined by the Nicosia Municipality's polycentric urban strategy, which prioritizes vertical development and high-density growth in central cores to enhance urban quality of life. The plot's superior technical specifications and its placement on a prime street 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 Large commercial plot situated in a prime street in one of the most desirable locations of Nicosia. The plot is ideal for commercial / mixed use development (zone Ea3). 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 200%

Cover Factor 60%

Town Planning Zone Commercial Zone Ea3

Proximity Landmarks Located near the Ministry of Energy, Commerce and Industry and the MCM Tower, within walking distance of the University of Cyprus (Old Campus) and the Nicosia central business 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 one of the most sought-after professional districts.

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 19, 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.

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 Potential: The Ea3 zone with 200% density supports vertical development, a key priority in Nicosia's 2026 urban planning model to limit urban sprawl.

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 tenants and 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 Ea3 plot is an unparalleled opportunity. Commercial land with 200% 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 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: **732m²**



Gallery

