



For Sale, Land, Plot, Nicosia, Trypiotis, 854m²

For Sale : **€ 1,800,000**

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This 854 sqm prime commercial plot, situated in the heart of Nicosia's central business district, represents an elite development opportunity for institutional investors and commercial developers. Falling within a high-density commercial zone, the property provides an exceptional building density of 250% and a 70% coverage factor, offering the technical capacity for a landmark mixed-use project. This high-density profile is ideal for a high-end corporate headquarters, a luxury residential tower, or a sophisticated commercial flagship that capitalizes on the capital's most vibrant urban core. 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. Furthermore, the property is positioned to benefit from the latest 2026 Nicosia "Smart City" infrastructure upgrades and its proximity to the capital's administrative and educational hubs. The plot's superior technical specifications and its placement within a core commercial district ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Commercial land of 854 sqm in the heart of Nicosia. Ideal for a mixed use landmark project. The plot allows for a modern architectural design that maximizes functional square footage in a high-demand central business district. Its position within the Nicosia Municipality ensures access to world-class infrastructure and professional municipal services. Title deed is available.

Building Density 250%

Cover Factor 70%

Town Planning Zone Commercial Zone

Plot Area 854 sqm

Proximity Landmarks Located near the new Nicosia Municipal Hall and the Archbishop Makariou III Avenue commercial corridor, within short walking distance of 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 20, 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 state grants for converting or developing commercial spaces into affordable rental housing, with increased grant amounts and expanded eligibility.

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 250% building density supports substantial vertical development, reflecting Nicosia's 2026 urban planning focus on high-yield densification in the central business district.

Smart-City Infrastructure: Benefiting from the latest urban regeneration projects, featuring upgraded pedestrian walkways, smart lighting, and high-speed fiber connectivity.

Commercial Hub: Surrounded by Nicosia's primary office blocks and commercial flagship stores, ensuring consistent demand for premium professional 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 250% density plot is an unparalleled opportunity. Commercial land 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](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Area

Plot Area: **854m²**



Gallery

