



For Sale, Land, Plot, Nicosia, Trypiotis, 689m²

For Sale : **€ 1,600,000**

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This 689 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 200% and a 60% coverage factor, offering the technical capacity for a significant four-storey commercial or mixed-use building. This high-density profile is ideal for a high-end corporate headquarters, retail flagship, or a modern mixed-use project that capitalizes on the capital's most vibrant commercial enclave. 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 well-known commercial district ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Wonderful piece of commercial land in the center of Nicosia is now available for sale. It is situated in a central and well known area, characterized by its commercial and residential activity and offers a variety of amenities and facilities such as schools, supermarkets, bus stops and other facilities. The plot has an area of 689 sq.m. and has a regular shape and a level surface. It has a building density of 200%, the property could be utilized and developed in a commercial four-storey building of mixed or commercial use. 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 200%

Cover Factor 60%

Town Planning Zone Commercial Zone

Plot Area 689 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 200% 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 200% 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**

Height: **24**

Area

Plot Area: **689m²**



Gallery

