For Sale, Land, Plot, Nicosia, 744m²

For Sale : **€ 2,700,000**

Description
High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This prime 744 sqm commercial plot in the absolute heart of Nicosia city center represents a premier opportunity for high-yield development in the capital’s most prestigious urban core. Falling within the ΠΕΖ planning zone with a 250% building density and a 70% coverage factor, the property is perfectly suited for a landmark fourteen-story mixed-use tower, combining luxury office headquarters with high-end residential units. 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 6th Edition of the Housing Scheme for the Revitalization of Mountainous, Buffer Zone, and Disadvantaged Areas, which launched on March 2, 2026, offering significant financial grants for eligible residential units within designated urban revitalization zones. The plot’s strategic position and massive development volume ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Commercial plot for sale in Nicosia City Centre. This property totals 744 sqm and is currently occupied by existing apartments, offering a vacant rectangular building site suitable for the development of a fourteen-story building. This commercial land offers a clear canvas for a signature architectural project in a high-visibility location. It falls within planning zone ΠΕΖ with a building factor of 250% and a coverage coefficient of 70%, allowing for a maximum height of 52 meters. This land is situated in the primary business and cultural hub of the island. The ΠΕΖ zone’s 250% building factor is a strategic advantage for developers seeking to maximize ROI through high-spec corporate or residential space, capitalizing on the area's unmatched connectivity and the surging demand for modern urban living in 2026.

Building Data
Building Density 250%
Cover Factor 70%
Town Planning Zone ΠΕΖ (Commercial)
Total Area 744 sqm
Maximum Floors 14
Maximum Height 52 meters
Title Deed Available
No VAT

Proximity Landmarks
The New Nicosia Town Hall and the Zaha Hadid-designed Eleftheria Square are located within a short walking distance, serving as the modern architectural and administrative center of the capital.
The Cyprus Museum and the Nicosia Municipal Theatre are situated in the immediate vicinity, providing a world-class cultural backdrop to this central location.
The House of Representatives and major government ministries are located nearby, ensuring this property sits at the heart of the island's administrative pulse.
The Ledra Street and Onasagorou pedestrian areas, Nicosia's historic commercial centers, are reachable within minutes, offering a blend of heritage and modern retail.
The Landmark Nicosia, a premier business and hospitality hub, is situated just a 5-minute drive from the property.
Major financial institutions and corporate headquarters are located within the surrounding central business district, making it an ideal site for a corporate flagship.

Strategic Location and Urban Connectivity
The value of this property is rooted in its massive vertical development potential and central urban positioning, acting as a bridge between the historic walled city and the expanding executive pulse of the capital, while offering rapid access to Nicosia’s business centers via the recently delivered 2026 road networks.

Plots of land for sale in Nicosia City Centre: A rare opportunity to acquire a high-density ΠΕΖ plot with 250% density and a 14-story height allowance.
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.

No VAT Advantage: The absence of VAT on this specific transaction provides a significant upfront cost benefit for the developer or investor.
Tax Reform 2026: The January 1st reforms have simplified the tax landscape, making high-value city center developments more transparent and cost-effective for international funds.
Vertical Living Trend: The 52-meter height allowance provides an exceptional opportunity for premium penthouses with panoramic views over the capital.
High-Yield Development: The 250% density is among the highest available, making it a primary choice for developers targeting maximum floor area and high-spec corporate tenants.
Digital Infrastructure: The city center is the core of the 2026 high-speed 5G+ and fiber-to-the-business network, making it the essential choice for modern smart offices.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of urban connectivity and high-yield development potential, this Nicosia city center plot is an unparalleled opportunity. Commercial land with 250% density in such a prestigious 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

Main Features

Property Subtype: **Plot** | Town Planning Zone: **Commercial**

Area

Plot Area: **744m²**

Gallery