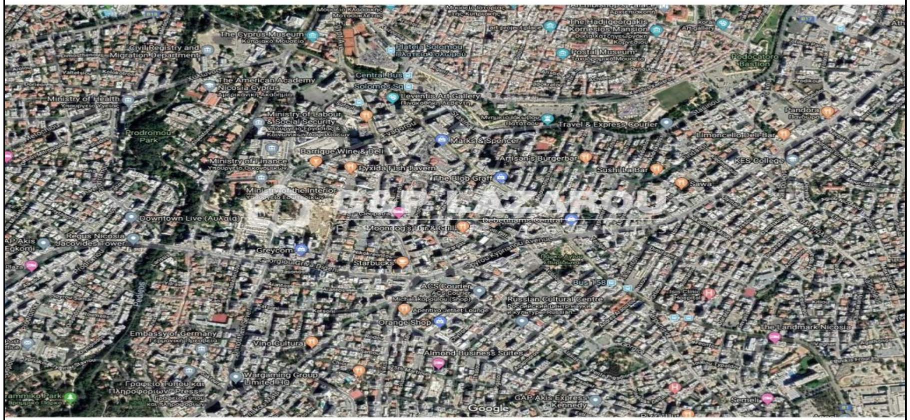

For Sale, Land, Plot, Nicosia, 1,992m²

For Sale : **€ 4,250,000**

Description
High-Yield Development and Strategic Acquisition
This 160% density commercial asset in the prestigious Nicosia center represents a premier opportunity for a landmark corporate or residential development in the capital's primary executive district. Falling within the planning zone ΚΓ2 with a 50% coverage factor, the property is perfectly suited for a six-story building that prioritizes high-value office spaces 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 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 substantial building density 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 centre. This property is situated in a high-visibility urban pocket and is suitable for the development of a modern six-story building. The plot falls within Planning Zone ΚΓ2 with a building density coefficient of 160% and a coverage coefficient of 50%, allowing for a maximum height of 24 meters. This commercial land offers a clear canvas for a high-spec corporate headquarters or a boutique residential project in a location defined by its proximity to the island's primary financial and administrative centers. The 160% building factor is a strategic advantage for developers seeking to maximize floor area and ROI, capitalizing on the area's unmatched connectivity and the surging demand for premium professional space in 2026.
Building Data
Building Density 160%
Cover Factor 50%
Town Planning Zone Commercial (ΚΓ2)
Maximum Floors 6
Maximum Height 24 meters
Title Deed Available
Proximity Landmarks
The Central Bank of Cyprus and the primary financial district along Kennedy Avenue are located within a short walking distance, placing this property at the heart of the capital's economic pulse.
The Landmark Nicosia and the surrounding corporate hub, hosting major international firms and legal offices, are situated in the immediate vicinity.
The Nicosia Municipal Park and the Cyprus Museum, offering the city's most significant green space and cultural heritage, are reachable within 5 minutes.
The University of Cyprus (Old Campus) and several major private colleges are located nearby, adding a vibrant academic and professional population to the area.
The Eleftheria Square and the historic walled city, representing the social and cultural center of Nicosia, are situated within very close proximity.
The A1 Motorway entrance is accessible within minutes, providing a rapid and direct connection to Larnaca and the international airport via the 2026 road networks.
Strategic Location and Urban Connectivity
The value of this property is rooted in its positioning as a central urban pillar, acting as a bridge between the administrative core and the commercial heart of the capital, while offering rapid access via the recently delivered 2026 road networks.
Plots of land for sale in Nicosia centre: A rare opportunity to acquire a high-density ΚΓ2 commercial plot with 160% density in a prime development 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.
Tax Reform 2026: The January 1st reforms have simplified the tax landscape, making city center developments more transparent and cost-effective for international investors.
Capital Gains Tax Relief: The 2026 reforms have increased lifetime exemptions for the disposal of primary residential units within mixed-use projects to 150,000 euro.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, developers can access state grants for integrating high-quality residential units into the professional rental market.
High-Yield Development: The 160% density is a primary choice for developers targeting maximum floor area for corporate offices or high-end apartments in the CBD.
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 centre plot is an unparalleled opportunity. Commercial land with 160% 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: **1,992m²**

Gallery