



For Sale, Land, Plot, Nicosia, Trypiotis, 568m²

For Sale : **€ 1,190,000**

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This 568 sqm premium plot in the heart of Nicosia's Trypiotis district represents an elite development opportunity within the capital's most prestigious administrative and commercial core. Falling within the high-density EZ-κ planning zone, the property provides an exceptional building density of 200% and a 60% coverage factor, offering the technical capacity for a significant six-storey residential or mixed-use building with a maximum height of 24 meters. Its rectangular shape and flat, even surface provide an efficient canvas for a high-yield urban project, such as a state-of-the-art apartment complex or luxury corporate suites. In March 2026, the central Nicosia real estate market is reaching new valuation heights following the landmark January 1st tax reform, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution (SDC) on rental income, directly improving net yields for developers and landlords. Furthermore, Nicosia's recent crowning as "European Best Cultural Capital 2026" has supercharged demand for high-quality urban accommodation as the city enters a period of intense diplomatic and cultural activity. The property's strategic location within walking distance of Archbishop Makariou III Avenue and the landmark Eleftheria Square ensures it is at the epicenter of Nicosia's ongoing "Smart City" regeneration, a standard of smart investment we have guided for 3 decades of experience.

Description This asset is a plot in Trypiotis area of Nicosia. The asset has an area of 568sqm, has a rectangular shape and a flat even surface. The immediate area of the asset comprises of residential and commercial developments. The plot is within walking distance to Makariou Avenue as well as Eleutherias square and the Old city of Nicosia. The property is covered by all essential services (electricity, water and telecommunications). The property falls into residential planning zone EZ-κ with 200% building density, 60% coverage, 6 floors and a maximum height of 24m. The plot allows for a modern architectural design that maximizes functional square footage in a high-demand central urban 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 EZ-κ

Plot Area 568 sqm

Proximity Landmarks Located a short walk from Archbishop Makariou III Avenue and the Zaha Hadid-designed Eleftheria Square, providing immediate access to the central business district and the historic old city.

Strategic Location and Urban Connectivity

The value of this property lies in its placement within a core urban enclave, offering a sophisticated professional and residential environment that is perfectly connected to the administrative heart of the capital.

Plots of land for sale in Nicosia: A premier opportunity to acquire a high-density 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: As of March 20, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports urban densification with substantial grants for modern, energy-efficient housing units.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access increased state grants of 5,000 euro per unit for developing residential spaces intended for the professional rental market, with zero income tax on such rents.

Central Business District Access: Located in the heart of Trypiotis, providing rapid access to government ministries, financial institutions, and international corporate headquarters.

High-Density Core: The 200% building density supports a six-storey development, perfectly aligned with Nicosia's 2026 urban planning focus on maximizing land-use efficiency in the central core.

Smart-City Infrastructure: Benefiting from the Nicosia Fiber Network (NFN) and the new Smart Parking and Smart Lighting systems recently integrated into the city's central commercial triangle.

Cultural Hub: Positioned to capitalize on the tourism and mobility surge associated with Nicosia's 2026 Cultural Capital status and Cyprus's presidency of the EU Council.

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 in Trypiotis 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 urban 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: **568m²**

Further Details

Water, Electricity



Gallery

