

For Sale, Land, Plot, Nicosia, Trypiotis, 1,180m²

For Sale : **€ 4,700,000**

Description
High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This prime 528 sqm residential plot in Nicosia represents a versatile development opportunity in a well-established urban neighborhood. Falling within the Kα4 planning zone, the property offers a building density of 120% and a 50% coverage factor, providing the technical capacity for a modern three-storey residential building with a maximum height of 13.5 meters. This density profile is ideal for a high-value small development, such as a boutique apartment block or a spacious, custom-designed family residence that prioritizes privacy and long-term investment stability. In March 2026, the Nicosia real estate market is experiencing a significant value surge following 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 net yields for residential landlords. Furthermore, the 2026 market is characterized by a high demand for sustainable urban living, supported by the government's latest green-building grants and infrastructure upgrades. The plot's superior technical specifications and its placement within a mature residential enclave ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description This is a residential plot of 528 sq. m. for sale in Nicosia. It is in zone Kα4 with a building density of 120% and coverage density of 50% with the possibility of building a property with three floors. The plot allows for a modern architectural design that maximizes functional square footage in a high-demand residential area. Its position within the Nicosia Municipality ensures access to upgraded infrastructure and professional municipal services. Title deed is available.

Building Density 120%
Cover Factor 50%
Town Planning Zone Residential Zone Kα4
Proximity Landmarks Located near the Frederick University campus and the Pallouriotissa Secondary School, within short driving distance of the Nicosia city center and the primary commercial arteries of the capital.

Strategic Location and Urban Connectivity

The value of this property lies in its placement within a core residential enclave, offering a sophisticated urban lifestyle 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-potential residential plot in a mature and sought-after urban location.
Cyprus real estate investment: A high-value 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 primary residence construction with grants and incentives for urban densification.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, developers can access state grants for integrating new residential units into the affordable rental market, with increased grant amounts of 5,000 euro per unit.
Central Business District Access: Situated within minutes of the capital's core, providing rapid access to government ministries, financial institutions, and corporate headquarters.
High Yield Potential: The 120% building density provides an ideal canvas for developers looking to maximize floor area ratio while maintaining the exclusivity of a small-scale project.
Smart-City Infrastructure: Benefiting from the latest urban regeneration projects, featuring upgraded lighting, pedestrian-friendly infrastructure, and enhanced fiber-optic connectivity.
Family Living: Surrounded by top-tier local schools, parks, and medical centers, making it a primary choice for long-term residential stability.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of central urban prestige and high-yield potential, this Kα4 plot is an unparalleled opportunity. Residential land with 120% density 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 residential 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: **1,180m²**

Gallery

