



For Sale, Land, Plot, Nicosia, Trypiotis, 521m²

For Sale : € 1,210,000

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This prime residential plot in the heart of Nicosia city center represents an elite development opportunity for institutional investors and high-end developers. 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 prominent six-storey residential or mixed-use building with a maximum height of 24 meters. This high-density profile is ideal for a state-of-the-art apartment complex, luxury urban lofts, or a sophisticated mixed-use development in the capital's most vibrant and sought-after core. 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 residential landlords. Furthermore, the district's appeal has been fundamentally enhanced by the 2026 completion of major urban regeneration projects and its immediate proximity to the capital's administrative and commercial hub. The plot's superior technical specifications and its placement within a core urban enclave ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Prime Residential Plot for Sale – Nicosia City Center. Located in the heart of Nicosia, this prime residential plot offers an exceptional development opportunity. The property falls within the EZ-κ residential planning zone, allowing for building density of 200%, coverage ratio of 60%, permitted floors up to 6, and a maximum building height of 24 meters. The plot allows for a modern architectural design that maximizes functional square footage in a high-demand central 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 Residential Zone EZ-κ

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 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-density residential plot in the prestigious and central city core.

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, offering substantial grants for projects that include modern, energy-efficient urban housing units.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners of central urban assets can access increased grants for developing residential units intended for the professional rental market.

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 Urban Living: The 200% building density supports a six-storey development, a key priority in Nicosia's 2026 urban planning model to maximize central land use.

Smart-City Infrastructure: Benefiting from the latest urban regeneration projects, featuring upgraded pedestrian walkways, LED street lighting, and integrated smart-city technology.

Luxury Amenities: Surrounded by Nicosia's finest dining, retail, and cultural venues, ensuring a high-prestige address for future residents.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of central urban prestige and high-yield potential, this EZ-κ plot is an unparalleled opportunity. Residential land with 200% density in such a prime location is exceptionally rare and represents 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: **Residential**

Area

Plot Area: **521m²**



Gallery

