

For Sale, Land, Plot, Nicosia, Tseri, 675m²

For Sale : **€ 210,000**

Description
High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This prime commercial land in the heart of Tseri, Nicosia, represents a standout opportunity for investors and developers targeting high-yield commercial projects. Falling within the Eβ5 planning zone, the property boasts a high building density of 120% and a 50% coverage factor, allowing for the construction of a substantial three-storey commercial building reaching a maximum height of 13.5m. As of March 19, 2026, the local market is exceptionally primed for growth following the landmark delivery of the 30.7 million euro Ippokratous-Argyroupoleos-Tseriou road network earlier this month. This transformative infrastructure project has introduced a four-lane network that seamlessly connects Tseri to the Nicosia Ring Road and the broader highway system, significantly increasing daily traffic flows and visibility for commercial enterprises. The 2026 investment climate is further bolstered by the historic tax reform enacted on January 1st, which has completely abolished stamp duty on contracts and tripled the general capital gains exemption. For strategic developers, the March 2026 expansion of the "Renovate-Rent" scheme now includes the conversion of business premises into high-demand residential or mixed-use units, offering a versatile hedge for long-term ROI. This property’s high density and its position within a newly optimized urban corridor ensure a high-performing asset, a standard of smart investment we have guided for 3 decades of experience.

Description Prime commercial land for sale in Tseri, Nicosia. Zoned Eβ5 (100%), with 50% cover factor, 120% building density, and allowance for 3 storeys up to 13.5m. A strong opportunity for commercial development. The plot's high density coefficient is perfectly suited for a modern office complex, retail center, or mixed-use development that capitalizes on the area's rapid suburbanization and infrastructure upgrades. Title deed is available.

Building Density 120%
Cover Factor 50%
Town Planning Zone Eβ5
Proximity Landmarks Strategically located near the Tseri Industrial Area and the newly completed junction connecting Tseriou Avenue with the Nicosia Ring Road, ensuring high commercial visibility and accessibility.

Strategic Location and Urban Connectivity

The value of this property lies in its placement within a core development corridor, offering a sophisticated commercial environment that is perfectly connected to the administrative and commercial heart of Nicosia.

Plots of land for sale in Nicosia: A premier commercial opportunity in the rapidly developing Tseri district, ideal for retail or corporate headquarters.
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 for individuals.
Tax Reform 2026: Investors benefit from the landmark reforms enacted on January 1st, including the removal of stamp duty on property contracts and the alignment of the corporate tax rate at 15%.
Nicosia Ring Road: Located in close proximity to Phase 1 of the orbital motorway, providing rapid, uninterrupted traffic flow to Limassol and Larnaca, bypassing city center congestion.
Tseri Road Network: The March 2026 completion of the 6.2 km road upgrade project provides four-lane connectivity and enhanced landscaping, drastically improving the commercial appeal of the area.
Housing and Development Incentives: Under the March 2026 guidelines, developers can leverage new urban planning incentives for affordable housing or commercial conversions, backed by the 12.5 million euro Special Affordable Housing Fund.
Lakatamia Health Centre: Accessible in under 8 minutes via the newly upgraded road network, providing essential services to the growing local population.
Local Infrastructure: Surrounded by a thriving mix of industrial and residential zones, providing a steady customer and employee base for new commercial ventures.

If you are looking for G&P Lazarou trusted properties that offer high-yield potential and strategic urban placement, this commercial plot in Tseri is an unparalleled acquisition in the 2026 market. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Contact G&P Lazarou for a private consultation to discuss the architectural and ROI potential of this strategic commercial site.

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Height: **14**

Area

Plot Area: **675m²**