

For Sale, Land, Plot, Nicosia, Alampra, 527m²

For Sale : **€ 90,000**

Description
Small Development and High-Value Living

This prime commercial corner plot of 527m² in the strategic community of Alambra represents a premier opportunity for a high-yield development in a region defined by its central connectivity and rapid economic expansion. Falling within the Eβ6 commercial planning zone with a 100% building density and a 50% coverage factor, the property is perfectly suited for a three-story mixed-use building that prioritizes professional office suites, retail showrooms, or a high-spec corporate headquarters. 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 applicants building in designated growth zones. The corner position with registered road frontage on two sides and a clear title deed ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Commercial corner plot for sale in Alambra, Nicosia. This 527m² property is situated in a high-visibility location and offers a clear canvas for a modern commercial project. The plot falls within Commercial Planning Zone Eβ6 with a building density coefficient of 100% and a coverage coefficient of 50%, allowing for a maximum of 3 floors and a height of 13.5 meters. This commercial land benefits from its prominent corner position and its location in a community that serves as a primary transit hub between the island's major cities. The 100% building factor is a strategic advantage for those seeking to maximize commercial floor area while capitalizing on the area's increasing commercial demand and urban connectivity in 2026.

Building Data
Building Density 100%
Cover Factor 50%
Town Planning Zone Commercial (Zone Eβ6)
Plot Size 527m²
Maximum Floors 3
Maximum Height 13.5 meters
Title Deed Available

Proximity Landmarks
The central Nicosia-Limassol-Larnaca motorway junction is located within the immediate vicinity of the property, offering unmatched visibility and access for commercial tenants.
The Alampra village core and the established commercial strip of the region are within walking distance, providing a steady flow of local traffic.
The primary industrial and business parks of Dali and Nisou are reachable within a 5-minute drive, creating a strong synergy for business services.
The historic landmarks of the region and the scenic Alampra countryside border the community, offering a balanced environment for modern professional spaces.
Major retail and logistical distribution centers of the Nicosia district are situated nearby, reinforcing the area's status as a primary commercial corridor.
The capital of Nicosia is reachable within a 15-minute commute via the recently delivered 2026 high-speed road networks.

Strategic Location and Urban Connectivity
The value of this property is rooted in its positioning as a "Strategic Commercial Junction," acting as a bridge between the professional pulse of the capital and the coastal industrial hubs, while offering rapid access via the 2026 road networks.

Plots of land for sale in Alambra: An excellent opportunity to acquire a corner commercial plot with 100% density in a high-growth business 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 commercial tax landscape, making high-density developments in Alambra more transparent and profitable.
Corner Plot Advantage: The dual road frontage provides maximum architectural flexibility and enhanced visibility for retail or office

branding.
Capital Gains Tax Relief: The 2026 reforms have improved the tax efficiency of commercial asset disposals, providing significant savings for institutional and private investors.
Strategic Business Hub: The 100% density is a primary choice for developers targeting maximum yield in a location that serves as the geographical heart of the island's motorway network.
Digital Infrastructure: The area is fully integrated into the 2026 high-speed fiber corridors, making it a primary choice for tech-oriented businesses and modern startups.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of commercial visibility and high-value investment potential, this Alambra corner plot is an unparalleled opportunity. Commercial land with 100% density in such a strategic junction 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**

Height: **14**

Area

Plot Area: **527m²**

Further Details

Corner Plot

Gallery

