

For Sale, Land, Plot, Nicosia, Trypiotis, 1,092m²

For Sale : **€ 2,200,000**

Description
High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This expansive 1,092 sqm residential and commercial plot in the heart of Trypiotis, Nicosia, represents a premier investment opportunity in the capital's most prestigious and established urban 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 prominent six-storey building with a maximum height of 24 meters. This high-density profile is ideal for a state-of-the-art landmark project, such as a luxury apartment complex, a signature corporate headquarters, or a sophisticated mixed-use development that capitalizes on the district's high visibility and superior urban connectivity. 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, drastically improving net yields for residential and commercial landlords. Furthermore, the 2026 market is supercharged by the government's nearly doubled Capital Gains Tax exemptions and the new "Smart City" infrastructure upgrades across the Trypiotis district. The property's strategic position near major administrative arteries and its superior technical specifications ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description For Sale Commercial Land In Trypiotis, Nicosia. Imagine standing on the exact spot where your future begins. Buying land in Trypiotis is more than an investment; it is the ultimate freedom to design a landmark project in the most prestigious and historic heart of Nicosia. This exceptional plot, which currently includes a charming ground-floor house with a courtyard, offers a rare blank canvas for visionaries looking to blend traditional character with modern, high-density development. Boasting an expansive 1,092-square-meter surface and excellent road frontage, this property is a developer's dream. With an extraordinary 200% building density and a 60% coverage factor, the zoning allows for a significant vertical footprint. The property is primed for a 6-story landmark building, reaching a height of 24 meters, making it ideal for luxury urban apartments or a sophisticated mixed-use development. Whether you choose to renovate the existing structure or utilize the full building potential, the possibilities are limitless. The plot allows for an iconic 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 1,092 sqm
Proximity Landmarks Located near the new Nicosia Municipal Hall and the landmark Zaha Hadid-designed Eleftheria Square, within walking distance of Archbishop Makariou III Avenue and the primary administrative triangle of the capital.

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 landmark plot in the prestigious and central Trypiotis 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 primary residence construction and urban densification with substantial grants and incentives.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access increased state grants for converting or developing residential units intended for the professional rental market, with zero income tax on such rents for individuals.
Incentive Schemes: This property is eligible for the 2026 "Build to Rent" plans, which offer additional building density coefficients for projects committed to expanding the supply of affordable professional housing in the city core.
Central Business District Access: Located in the heart of Trypiotis, providing rapid access to government ministries, financial institutions, and international corporate headquarters.
Smart-City Infrastructure: Benefiting from Nicosia's status as a fully integrated smart city, featuring IoT-integrated municipal services, the Nicosia Fiber Network, and smart mobility systems.

High Vertical Growth: 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 business district.

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. 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: **1,092m²**

Gallery


Αναζήτηση
Πληροφορίες
Τεμαχιο
Μονάδες:[0]
Χαρακτη
Τεμάχιο:1237
Φίλτρο
Τεμάχιο
Πραγματική χρηση γης:
Είδος προσβασης: ΕΓΓΕΓΡΑΜΜΕΝΟΣ ΔΡΟΜΟΣ
Σχεση με δρομο: ΓΩΝΙΑΚΟ/ ΠΡΟΝΟΜΙΑΚΟ
Σχεση με επιπεδο δρομου:
Σχημα: ΚΑΝΟΝΙΚΟ
Θεα:
Περιβαλλον:
Εμποδια:
Οχληρες:
Εξωτερικα κτιρια: 1
Κτίριο 1:
ΙΣΟΓΕΙΑ ΚΑΤΟΙΚΙΑ ΜΕ ΑΥΛΗ




Τεμαχιο:1237
Δήμος/ Κοινότητα: ΛΕΥΚΩΣΙΑ, ΛΕΥΚΩΣΙ
Ενορία: ΤΡΥΠΙΩΤΗΣ
Τμημα: 25
Αρ. Φ/Σχ: 21/460604
Αρ. Εγγρ.: 25/5270
Αξία 1980 €105,933.29
Αξία 2018: €1,869,500
Αξία 2021: €1,878,900
Εμβαδόν: 1,092μ2
Κατηγορία: ΟΙΚΟΠΕΔΟ
Σχ.Ανάπτυξης: ΣΧΕΔΙΟ ΠΕΡΙΟΧΗΣ ΚΕΝΤ ΛΕΥΚΩΣΙΑΣ
Πολ. Ζώνη: ΕΖ-κ(100%)
Περιγραφή Ζώνης: ΖΩΝΗ ΕΜΠΟΡΙΚΗΣ ΑΝΑΠΤΥΞΗΣ(ΚΕΝΤΡ ΕΚΤΟΣ ΤΩΝ ΤΕΙΧΩΝ
Δόμηση: 200%
Κάλυψη: 60%
Όροφοι: 6,
Υψος: 24μ
Lat: 35.167945
Long: 33.366843