

For Sale, Land, Plot, Nicosia, Lykabittos, 2,744m²

For Sale : **€ 6,180,000**

Description
High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This massive 2,744 sqm commercial land assembly in the heart of Nicosia's central business district represents a landmark investment opportunity for institutional developers. By combining three adjoining plots into a single expansive site, this acquisition offers the rare scale necessary for a high-profile corporate headquarters, a luxury mixed-use tower, or a flagship retail and residential complex. The property benefits from a versatile zoning profile across the EB1, EB2, and ΚΓ2 planning zones, with a primary building density of 200% and a 50% coverage factor. This technical configuration allows for a significant vertical development of up to 10 floors and a maximum height of 38 meters, providing the volume required for a high-yield urban project. In March 2026, the central Nicosia commercial sector is reaching new valuation heights 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 commercial landlords and developers. The 2026 market is further defined by the Nicosia Municipality's focus on high-density urban infill and sustainable vertical growth in central cores. This assembly's superior scale, high-density specifications, and its placement within a core professional enclave ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Prime Commercial Plots for Sale – Total 2,744 sqm | Mixed-Use Zoning. An exceptional investment opportunity in a vibrant commercial district, this property consists of three adjoining commercial plots with a total land area of 2,744 sqm. The plots are ideally located in a mixed-use area, surrounded by offices, retail outlets, and residential developments, offering strong development potential. The assembly allows for a modern architectural design that maximizes functional square footage in a high-demand central commercial 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 50%
Town Planning Zone Commercial Zone EB1, EB2, ΚΓ2
Plot Area 2,744 sqm
Proximity Landmarks Located between Archbishop Makariou III Avenue and Digenis Akritas Avenue, within walking distance of the central administrative district and the new Nicosia Municipal Hall.

Strategic Location and Urban Connectivity

The value of this property lies in its placement within a core commercial enclave, offering a sophisticated professional environment 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 massive, high-density commercial assembly in one of the most sought-after professional districts.
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: For mixed-use developments, as of March 19, 2026, this assembly qualifies for the 6th Edition of the Housing Revitalization Scheme, offering substantial grants for projects that incorporate modern, energy-efficient urban housing units.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners of large central urban assets can access increased grants for developing residential units intended for the professional rental market.
Incentive Schemes: This property is eligible for increased building density under current government incentive schemes for integrated urban developments and green building certifications.
Vertical Development Potential: The EB1 zone supports up to 10 floors, aligning with Nicosia's 2026 urban planning model to maximize land use efficiency in central cores.
Smart-City Infrastructure: Benefiting from the latest urban regeneration projects, featuring upgraded pedestrian walkways, LED street lighting, and integrated smart-city technology along the capital's main arteries.
High Visibility and Traffic: Excellent road frontage ensures high visibility for retail flagships and corporate branding in a high-volume traffic area.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of central urban prestige, massive scale, and high-yield potential, this 2,744 sqm assembly is an unparalleled opportunity. Commercial land with 200% density and such significant

acreage 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 commercial assembly. 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: **2,744m²**

Gallery

