For Sale, Land, Plot, Nicosia, 1,316m²

For Sale : **€ 8,000,000**

Description
High-Yield Development and Strategic Acquisition
This exceptional assembly of three commercial plots in the prestigious Agioi Omologites area of Nicosia represents a premier opportunity for a landmark corporate or residential development in the capital's primary executive district. Falling within the planning zone Ea3 with a 160% building density and a 50% coverage factor, the property is perfectly suited for a five-story building that prioritizes high-value office spaces or luxury urban apartments. 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 residential units within designated urban revitalization zones. The combined strategic position of these plots and their substantial development volume ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.
Description Three commercial plots for sale together in Agioi Omologites, Nicosia. This combined property is situated in a high-visibility urban pocket and is suitable for the development of a modern five-story building. The plots fall within Planning Zone Ea3 with a building density coefficient of 160% and a coverage coefficient of 50%, allowing for a maximum height of 24 meters. This commercial land assembly offers a clear canvas for a high-spec corporate headquarters or a boutique residential project in a location defined by its proximity to the island's primary financial and administrative centers. The 160% building factor is a strategic advantage for developers seeking to maximize floor area and ROI, capitalizing on the area's unmatched connectivity and the surging demand for premium professional space in 2026.
Building Data
Building Density 160%
Cover Factor 50%
Town Planning Zone Commercial (Ea3)
Maximum Floors 5
Maximum Height 24 meters
Title Deeds Available
Combined Plots 3
Proximity Landmarks
The Presidential Palace and the surrounding administrative district are located within a short walking distance, placing this property at the heart of the capital's political and executive center.
The Ministry of Foreign Affairs and several major embassy buildings are situated in the immediate vicinity, adding significant diplomatic and professional prestige to the area.
The Junior School and other elite educational institutions are located nearby, making it an ideal choice for professional families and high-end residential development.
The Kykkos Metochi and the linear park of the Pedieos River are reachable within minutes, providing immediate access to Nicosia's most prominent cultural and green spaces.
The Nicosia City Centre and the primary financial district are accessible within 5 minutes, ensuring rapid connectivity to the island's economic pulse.
The A1 Motorway entrance is accessible within minutes via the recently delivered 2026 road networks, providing a direct connection to Larnaca and the international airport.
Strategic Location and Urban Connectivity
The value of this property is rooted in its positioning as a "Diplomatic and Executive Hub," acting as a bridge between the administrative core and the commercial heart of the capital, while offering rapid access via the recently delivered 2026 road networks.
Plots of land for sale in Agioi Omologites: A rare opportunity to acquire a triple-plot commercial assembly with 160% density in a prime development 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 tax landscape, making city center developments more transparent and cost-effective for international investors.
Capital Gains Tax Relief: The 2026 reforms have increased lifetime exemptions for the disposal of primary residential units within mixed-use projects to 150,000 euro.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, developers can access state grants for integrating high-quality residential units into the professional rental market.

High-Yield Development: The 160% density is a primary choice for developers targeting maximum floor area for corporate offices or high-end apartments in the capital.
Digital Infrastructure: Agioi Omologites is the core of the 2026 high-speed 5G+ and fiber-to-the-business network, making it the essential choice for modern smart offices.
If you are looking for G&P Lazarou trusted properties that offer the perfect balance of urban connectivity and high-yield development potential, this Agioi Omologites assembly is an unparalleled opportunity. Commercial land with 160% density in such a prestigious area 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**

Area

Plot Area: **1,316m²**

Gallery