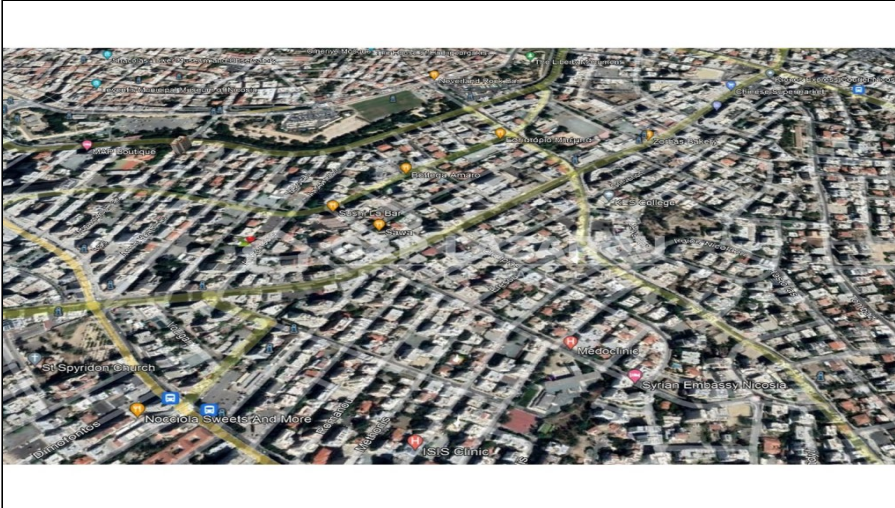




For Sale, Land, Plot, Nicosia, Lykabittos, 638m²

For Sale : € 650,000

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This prime residential plot in the prestigious Lykavittos area of Nicosia represents an elite opportunity for developers and institutional investors to secure a high-yield asset in the city's heart. Falling within the high-density Kα3 planning zone, the property provides an exceptional building density of 140% and a 50% coverage factor, offering the technical capacity for a prominent four-storey residential building with a maximum height of 17 meters. While the plot currently contains a house with no economic value, the site is perfectly positioned for a complete redevelopment into a state-of-the-art apartment complex or a luxury multi-unit project. In March 2026, the central Nicosia real estate market is experiencing a significant value surge 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 residential landlords. Furthermore, the district's connectivity and appeal have been fundamentally enhanced by recent urban regeneration projects and its proximity to the capital's administrative core. The plot's superior technical specifications and its placement within a core residential enclave ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Residential Plot in Lykavittos area. It falls with the Residential Planning Zone Ka3 with building factor 140% and coverage 50%. Within the plot there is a house with no economic value. The plot allows for a modern architectural design that maximizes functional square footage in a high-demand central residential area. Its position within the Nicosia Municipality ensures access to world-class infrastructure and professional municipal services. Title deed is available.

Building Density 140%

Cover Factor 50%

Town Planning Zone Residential Zone Ka3

Proximity Landmarks Located near the Lykavittos Apartments and the Ministry of Energy, Commerce and Industry, within short walking distance of the Liberty Monument and the University of Cyprus (Old Campus).

Strategic Location and Urban Connectivity

The value of this property lies in its placement within a core residential enclave, offering a sophisticated urban lifestyle 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 high-density residential plot in the prestigious and central Lykavittos 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 19, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, offering substantial grants for projects that include modern, energy-efficient urban housing units.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners of central urban assets can access increased grants for developing residential units intended for the professional rental market, with sweetened terms including a 5,000 euro increase per unit.

Central Business District Access: Located in the heart of the capital, providing rapid access to government ministries, financial institutions, and international corporate headquarters.

University Proximity: The site benefits from its proximity to major academic institutions, ensuring consistent demand for high-quality professional and residential space.

Lykavittos Infrastructure: Benefiting from the latest urban regeneration projects, featuring upgraded pedestrian walkways, LED street lighting, and integrated smart-city technology.

Luxury Amenities: Surrounded by Nicosia's finest dining, retail, and cultural venues, ensuring a high-prestige address for future residents.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of central urban prestige and high-yield potential, this Lykavittos plot is an unparalleled opportunity. Residential land with 140% density in such a prime location 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 residential



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: **Residential**

Area

Plot Area: **638m²**



Gallery

