For Sale, Land, Plot, Nicosia, 1,133m²

For Sale : **€ 4,900,000**

Description
High-Yield Development and Strategic Acquisition
This 250% density commercial asset in the heart of Nicosia represents a premier opportunity for a landmark high-rise development in the capital’s most prestigious urban core. Falling within the commercial planning zone with a 40% coverage factor, the property is perfectly suited for a fourteen-story mixed-use tower, combining luxury office headquarters with high-end residential units that offer panoramic city views. 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 plot’s strategic position and massive development volume ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.
Description Commercial plot for sale in Nicosia Center. This property is situated in a high-visibility urban pocket and is suitable for the development of a signature fourteen-story building. The plot falls within the Commercial Planning Zone with a building factor of 250% and a coverage coefficient of 40%, allowing for significant vertical growth and modern architectural innovation. This commercial land offers a clear canvas for a high-spec corporate or residential project in a location defined by its proximity to the island's primary business and administrative centers. The 250% building factor is a strategic advantage for developers seeking to maximize ROI through high-density floor area, capitalizing on the area's unmatched connectivity and the surging demand for premium urban living in 2026.
Building Data
Building Density 250%
Cover Factor 40%
Town Planning Zone Commercial
Maximum Floors 14
Title Deed Available
Proximity Landmarks
The New Nicosia Town Hall and the administrative heart of the capital are located within a short walking distance, placing this property at the center of the city's modern governance.
The Eleftheria Square and the Zaha Hadid-designed urban center are situated in the immediate vicinity, providing a world-class architectural and social backdrop.
The Cyprus Museum and the Nicosia Municipal Theatre are located nearby, ensuring a rich cultural environment for both residents and professionals.
The Ledra Street pedestrian area and the historic walled city of Nicosia are reachable within minutes, offering a blend of heritage and contemporary retail.
Major financial institutions and international corporate headquarters are located within the surrounding central business district, making it an ideal site for a flagship office tower.
The A1 Motorway entrance is accessible within a 5-minute drive, providing a rapid connection to Larnaca and the international airport via the 2026 road networks.
Strategic Location and Urban Connectivity
The value of this property is rooted in its massive vertical development potential and central urban positioning, acting as a bridge between the historic walled city and the expanding executive pulse of the capital, while offering rapid access to Nicosia’s business centers via the recently delivered 2026 road networks.
Plots of land for sale in Nicosia Center: A rare opportunity to acquire a high-density commercial plot with 250% density and a 14-story development allowance.
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 high-value city center developments more transparent and cost-effective for international investors.
Vertical Living Trend: The 14-story height allowance provides an exceptional opportunity for premium penthouses with panoramic views over the entire capital.
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.
High-Yield Development: The 250% density is among the highest available in the CBD, making it a primary choice for developers targeting maximum floor area.

Digital Infrastructure: The city center 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 Nicosia center plot is an unparalleled opportunity. Commercial land with 250% 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: **1,133m²**

Gallery