For Sale, Land, Plot, Nicosia, 656m²

For Sale : **€ 1,800,000**

Description
High-Yield Development and Strategic Acquisition
This 200% density commercial asset in the heart of Nicosia represents a premier opportunity for high-spec urban development in the capital’s primary business district. Falling within the EZ-κ planning zone with a 60% coverage factor, the property is perfectly suited for a multi-story mixed-use project that prioritizes high-value corporate office space and luxury urban residences. 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 currently contains four apartments with no economic value, offering a clear redevelopment site for a landmark building. The plot falls within Commercial Planning Zone EZ-κ with a 200% building density and a 60% coverage factor. This commercial land offers a level surface ready for immediate construction and benefits from its proximity to major administrative and financial hubs. The EZ-κ zone’s 200% building factor is a strategic advantage for developers seeking to maximize ROI through modern architectural designs, capitalizing on the area's unmatched connectivity and the surging demand for premium professional space in 2026.
Building Data
Building Density 200%
Cover Factor 60%
Town Planning Zone EZ-κ (Commercial)
Title Deed Available
Existing Structures 4 apartments (no economic value)
Proximity Landmarks
The Landmark Nicosia and the surrounding business hub, featuring major corporate headquarters and international law firms, are located within a short distance.
The Central Bank of Cyprus and the primary financial district along Kennedy Avenue and Makariou Avenue are situated in the immediate vicinity.
The Nicosia Municipal Park and the Cyprus Museum, offering green space and cultural heritage in the city center, are reachable within a 5-minute drive.
The University of Cyprus (Old Campus) and several major private colleges are located nearby, adding a vibrant academic demographic to the area.
The Eleftheria Square and the historic walled city of Nicosia, serving as the cultural and social heart of the capital, are within easy reach.
The A1 Motorway entrance is accessible within minutes, providing a direct and 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 positioning as a central urban pillar, acting as a bridge between the administrative core and the 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 EZ-κ plot with 200% density in a premier commercial growth 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 high-value 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 200% density is a primary choice for developers targeting maximum floor area and high-spec corporate tenants in the CBD.
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 200% 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: **656m²**

Gallery