

Mixed Use Plot in Nicosia City Center in Nicosia Municipality, Nicosia

Nicosia Municipality, Nicosia Residential
Land
Price

€3,800,000

* Not Subject to VAT

Description

This property is a prime mixed-use plot spanning 997 square meters, located in the heart of Nicosia City Center, just outside the historic Venetian walls. Situated within the Core Commercial Development Zone (ΠΕΖ), it offers exceptional potential for a development that combines commercial and residential spaces. With a high building density of 250% and a coverage ratio of 70%, the plot provides ample opportunity for creating a versatile project, whether for offices, retail spaces, apartments, or a combination of uses. Its strategic location ensures easy access to key amenities, cultural landmarks, and business hubs, making it an ideal investment for developers aiming to design a modern, functional space in Nicosia’s vibrant core.

MAIN FEATURES:

Coverage -%	Density 250%
Zone -1	Land Area 997m ²
Max-Height m	Title Deeds Yes

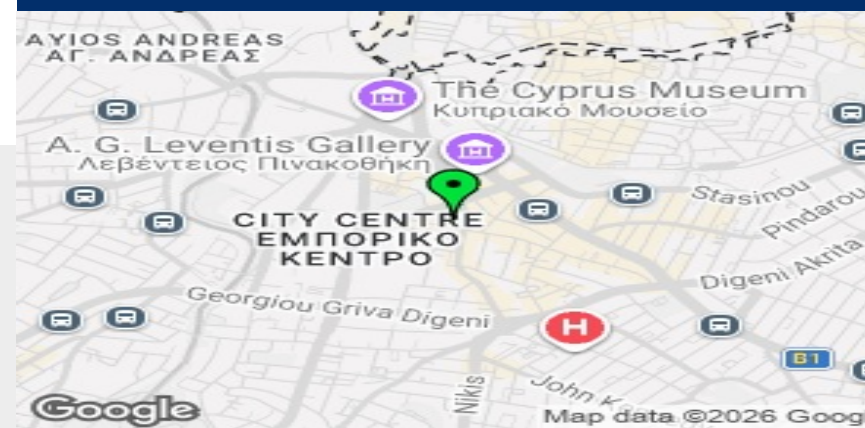
Property Details

- ☒ Water Available
- ☒ Electricity Available
- ☒ Asphalt Road
- ☐ Near Village
- ☒ Near City Centre
- ☐ Countryside view
- ☐ See view
- ☒ City view



Invest In Your Future & Unlock Endless Opportunities

Location:





Get In Touch

📍 27, Diagorou Str. 4th Floor, 1097 Nicosia, Cyprus

🌐 delfiproperties.com.cy

✉ info@delfiproperties.com.cy

📞 [80070008](tel:80070008)

📞 [+357 22 000093](tel:+35722000093)

Disclaimer

Delfi Properties and Delfi Real Estate, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Delfi Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.