

NICOSIA IS OPEN TO YOU



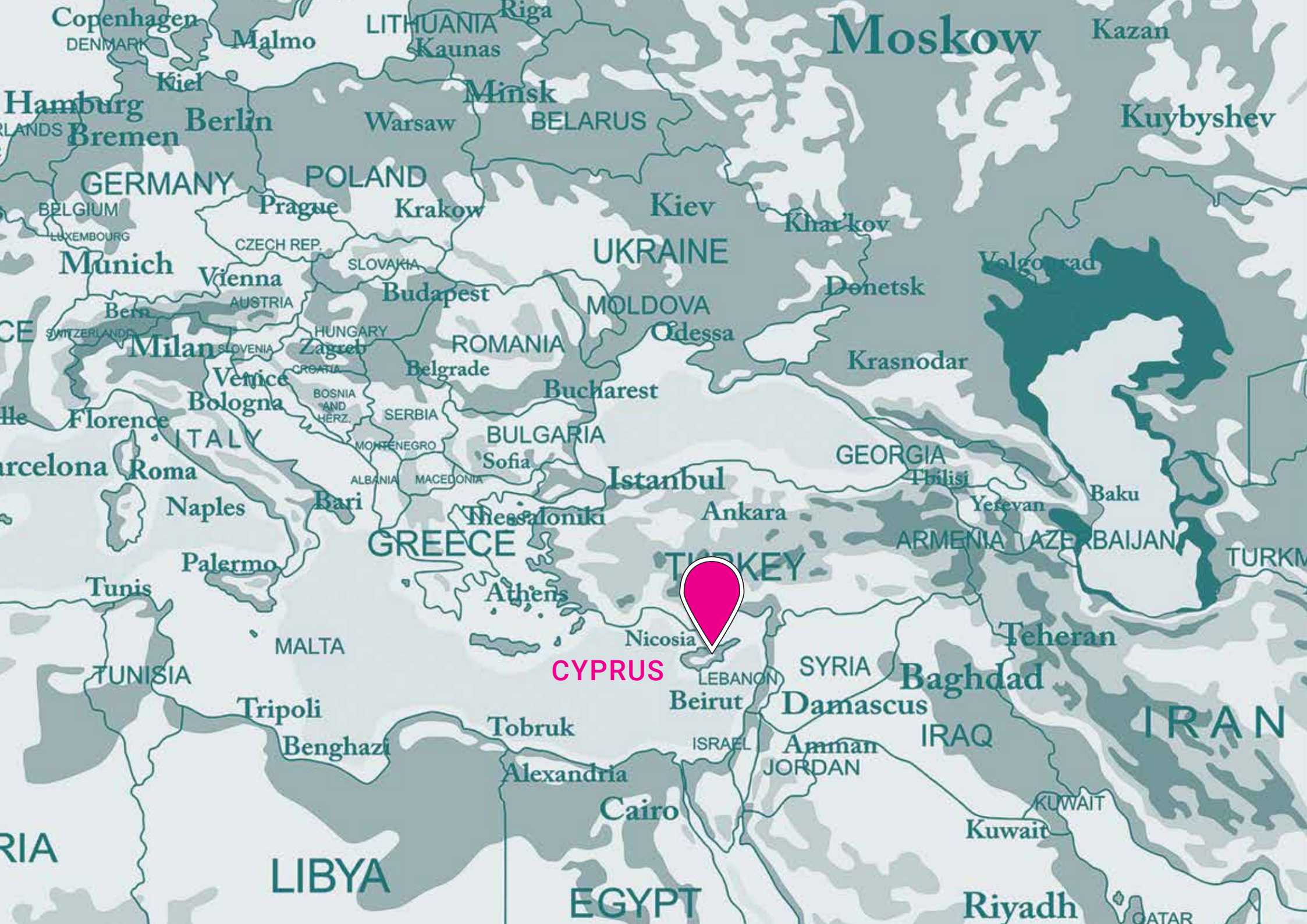
Δήμος Λευκωσίας
Nicosia Municipality

A DYNAMIC CITY AND ITS ASSETS



- Great new urban projects are being completed
- Significant funding for public realm upgrades in the commercial core
- Population growth and skills on the rise
- Growing internal economy

**THERE HAS
NEVER BEEN A
BETTER TIME
TO COME TO
THE CENTRE
OF NICOSIA**



A EUROPEAN CAPITAL AT THE CROSSROADS OF CONTINENTS

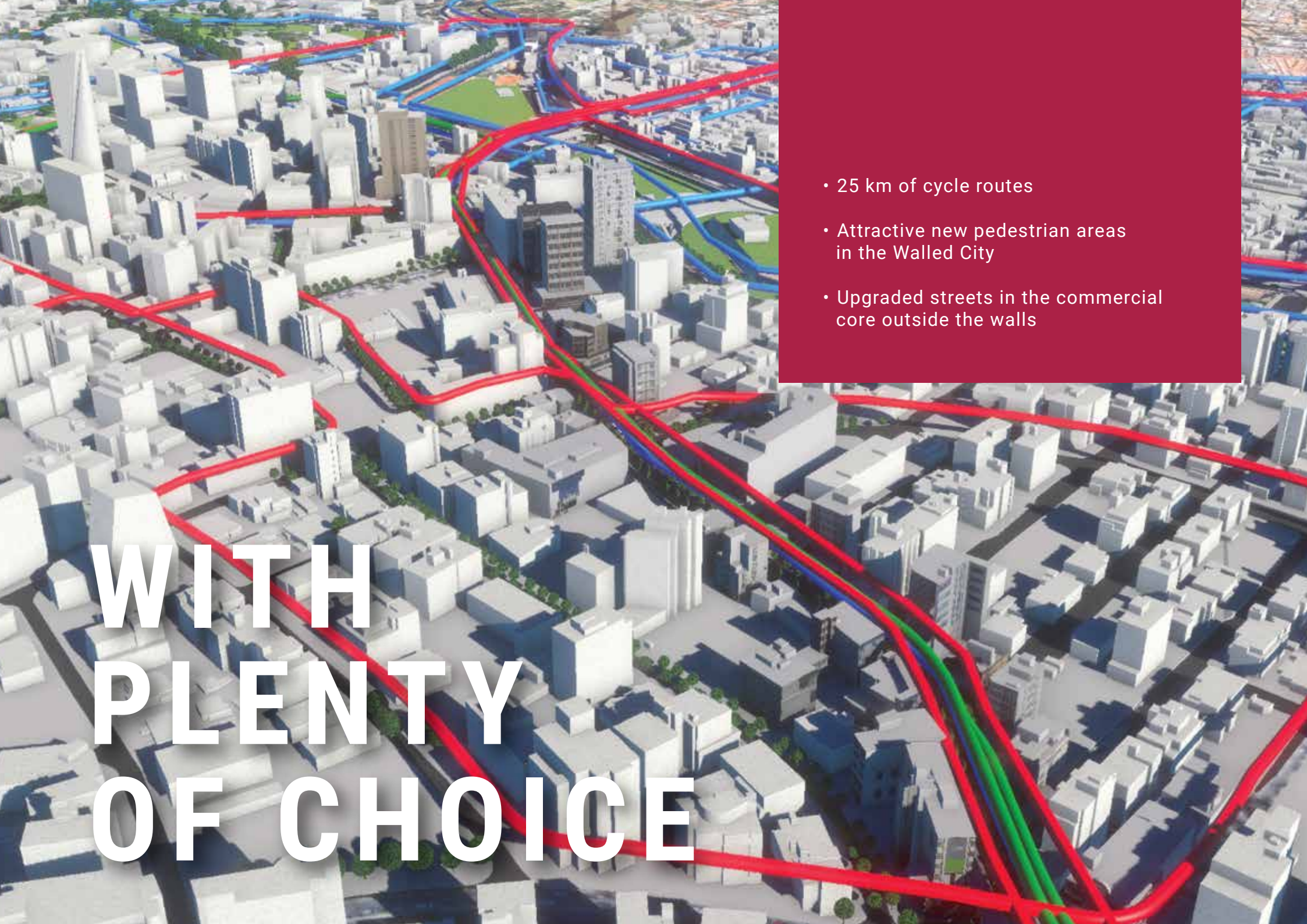


- Seat of government, with Parliament, Presidential Palace and Ministries located in close proximity
- Daily flight connections to all major European cities, Russia, North Africa and the Middle East and to all regional hub airports
- Location of choice for international companies operating across Europe, Africa and Asia
- Wide range of professional services - banking, legal, accounting, auditing and other specialised services
- English speaking business culture



EASILY ACCESSIBLE

- Efficient roads
- Recent bus interchange station at the heart of the city
- 14 bus lines and over 750 scheduled buses per day
- New mini-buses serving the Walled City
- Expanding real time public transport information system

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- An aerial photograph of a city, likely San Francisco, showing a dense urban landscape with numerous buildings. Overlaid on the image are thick red and blue lines that trace various paths through the city, representing planned infrastructure. The red lines form a network that includes a large loop in the lower half of the image and several straight paths. The blue lines are more fragmented, often following the edges of blocks or specific corridors. The overall scene is a high-angle, slightly tilted view of the city's grid and its proposed enhancements.
- 25 km of cycle routes
 - Attractive new pedestrian areas in the Walled City
 - Upgraded streets in the commercial core outside the walls

WITH
PLENTY
OF CHOICE

Significant works of art
at the A.G. Leventis Gallery



Pierre-Auguste Renoir (1841-1919)
La Colliette (Claude Renoir)



El Greco and Studio (1541-1614)
St Francis in Ecstasy

Best Small European City of the Future
for Human Capital / Lifestyle for
2016 / 17, 2018 / 19
according to Financial Times FDI



- Excellent lifestyle
- Extensive cultural infrastructure
museums, galleries and theatres

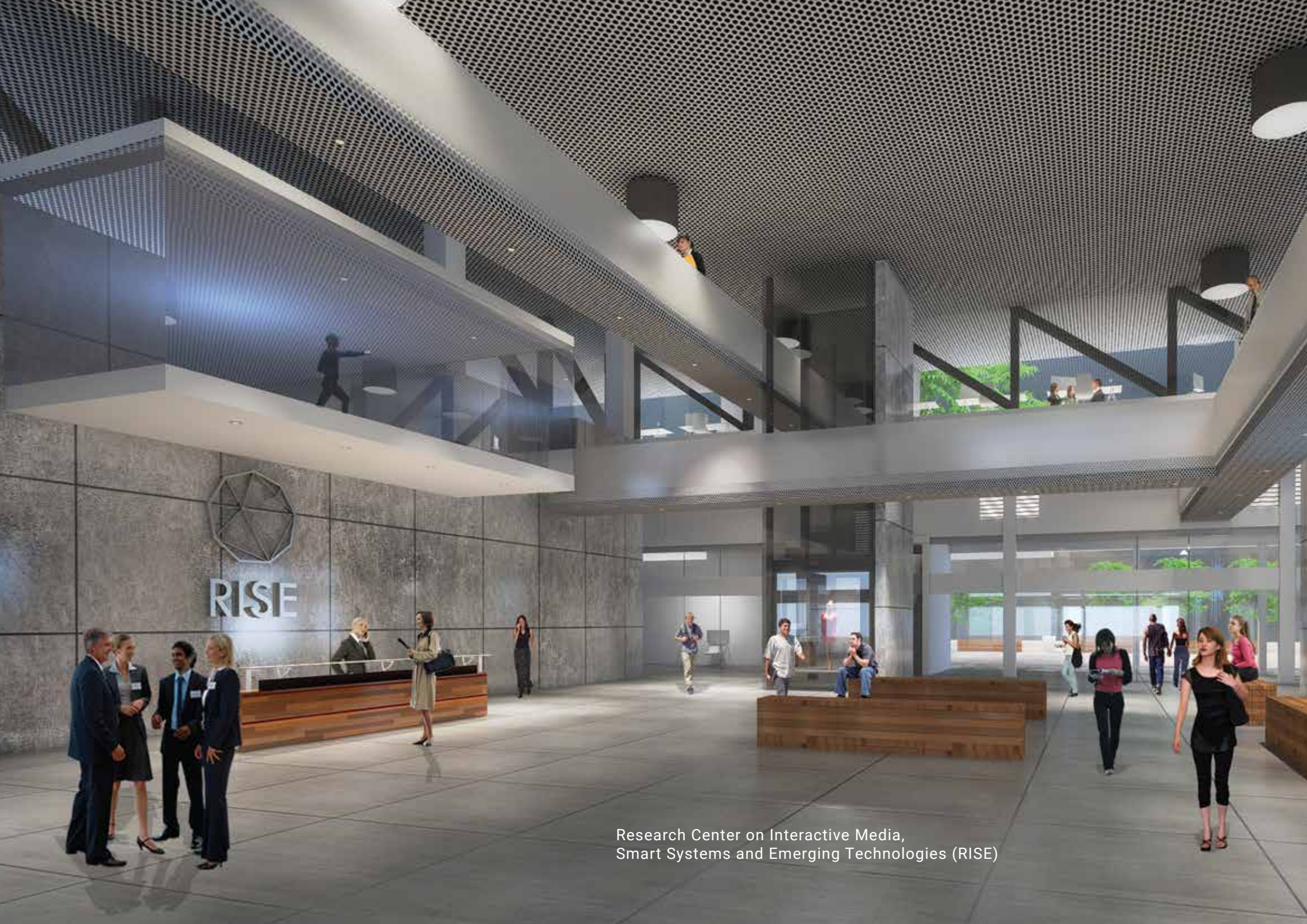
CITY OF CULTURE CREATIVITY INNOVATION

Municipal Theatre



New Cyprus Museum





Research Center on Interactive Media,
Smart Systems and Emerging Technologies (RISE)



University of Cyprus New Library Building
designed by renowned French architect Jean Nouvel



Hub for creative and innovative industries



- High value human capital and tertiary educational attainment
- Two public and three private universities, three medical schools and several institutions of higher education and art institutes
- 30,000 plus students annually (in an urban population of 250,000)
- Increased investment in research and innovation
- A new hub of creative and innovative industries
- A new Research Center on Interactive Media, Smart Systems and Emerging Technologies (RISE)





A VIBRANT HISTORIC CENTRE





Aga Khan Award for Architecture
2007 for the rehabilitation
of the Walled City of Nicosia

6 Europa Nostra Awards
for the Conservation of Monuments

- Hundreds of properties restored and 12500m² of street upgrades in the Walled City
- New programme to reinvigorate the Venetian Walls and Moat
- Tens of cultural venues in new and heritage buildings





The Venetian Walls and Tower 25
designed by renowned French architect Jean Nouvel

A WORLD CLASS MEETING PLACE OF OLD AND NEW

STUNNING URBAN PROJECTS TRANSFORMING THE CITY

An aerial night-time architectural rendering of a modern urban development. The scene features a multi-lane road with cars, a pedestrian walkway, and a large, illuminated, wavy structure that resembles a stylized wave or a modern playground. The area is surrounded by dense urban buildings, and the overall atmosphere is futuristic and vibrant.

New Eleftheria Square: a bold intervention to reconnect the fortified Venetian Walls with the busy streets of the city

Designed by renowned architect Zaha Hadid

Future parks, promenades and entertainment along the Moat





Future Park in the
Old GSP Stadium Area



New Town Hall at the heart of the Walled City



New paving and trees
in Makarios Avenue
and the “commercial triangle”





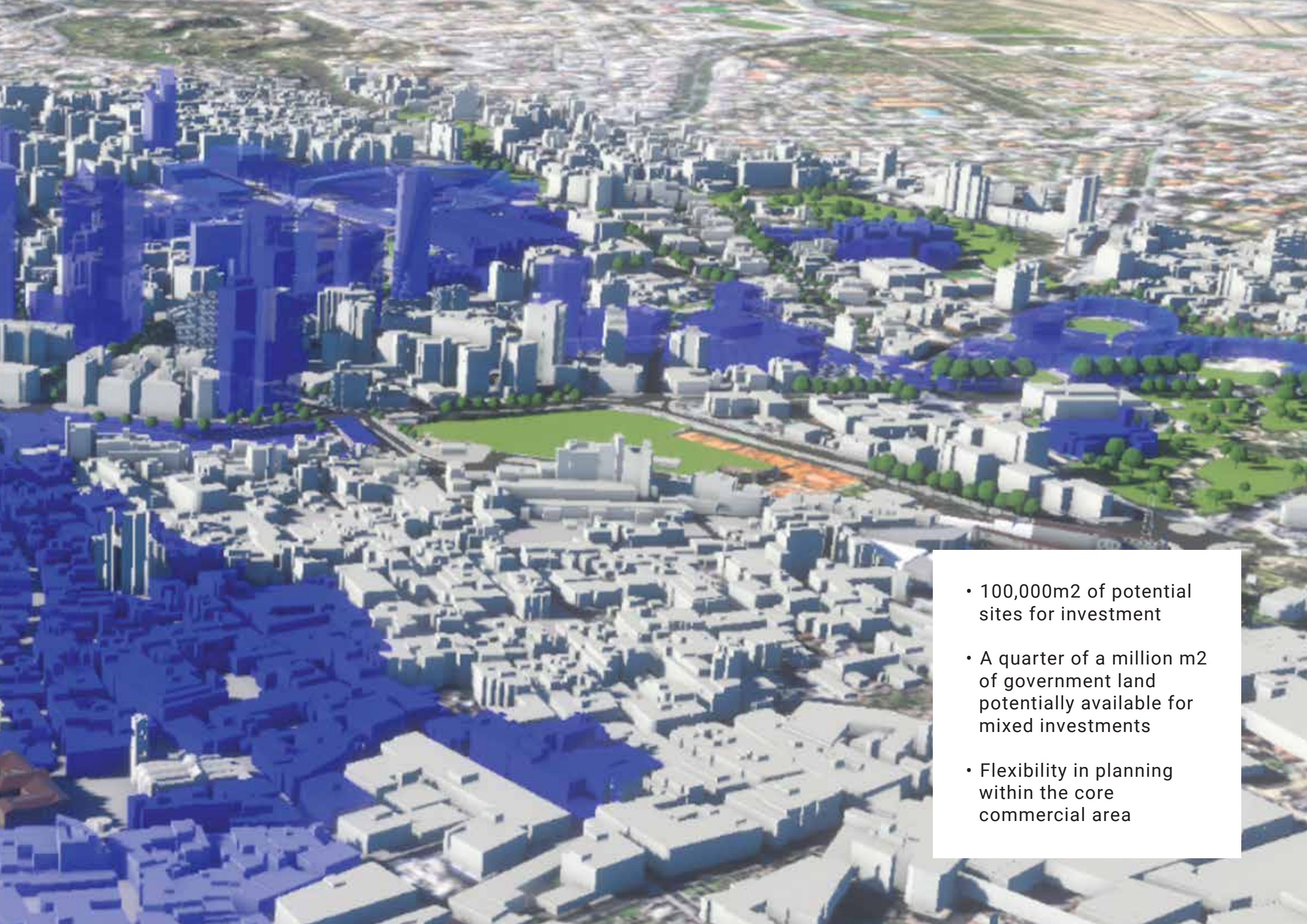
**PRIVATE
INVESTMENTS
TRANSFORMING
THE SKYLINE**





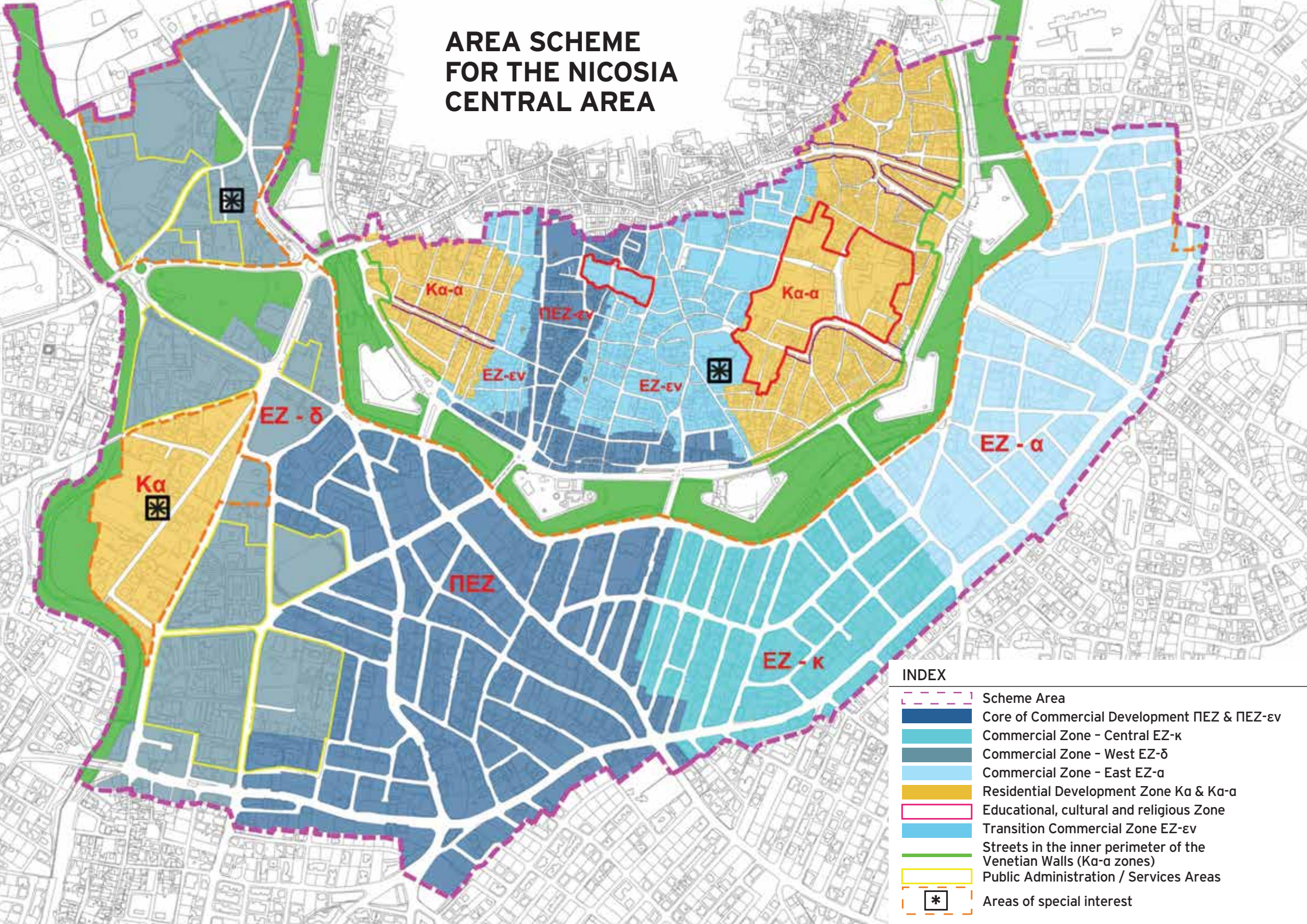


**NICOSIA IS
OPEN FOR
BUSINESS**



- 100,000m² of potential sites for investment
- A quarter of a million m² of government land potentially available for mixed investments
- Flexibility in planning within the core commercial area

AREA SCHEME FOR THE NICOSIA CENTRAL AREA



INDEX

- Scheme Area
- Core of Commercial Development ΠΕΖ & ΠΕΖ-εγ
- Commercial Zone - Central EZ-κ
- Commercial Zone - West EZ-δ
- Commercial Zone - East EZ-α
- Residential Development Zone Κα & Κα-α
- Educational, cultural and religious Zone
- Transition Commercial Zone EZ-εγ
- Streets in the inner perimeter of the Venetian Walls (Κα-α zones)
- Public Administration / Services Areas
- * Areas of special interest

Area scheme for the nicosia central area: Development Plan - Planning Zones

PLANNING ZONES WITHIN THE WALLED CITY	Base plot ratio	Total ration with Discretionary Coefficient	Plot Coverage	Number of floors	Maximum Height
Core of Commercial Development (ΠΕΖ-εν)	1.80 : 1	_____	Up to 70%	2 minimum 3 maximum	8.00 m / 11.50 m
Transition Commercial Zone (ΕΖ-εν)	1.60 : 1	_____	Up to 70%	2 when adjacent to listed buildings Up to 3 in all other cases	8.00 m when adjacent to listed buildings 11.50 m in all other cases
Residential Development Zone (Κα-α)	1.40 : 1	_____	Up to 70%	Up to 2	Maximum 8.00 m
PLANNING ZONES OUTSIDE THE WALLED CITY	Base plot ratio	Total ration with Discretionary Coefficient	Plot Coverage	Number of floors	Maximum Height
Core of Commercial Development (ΠΕΖ)	2.50 : 1	Increase with discretionary coefficient and special agreement	Up to 70% plot coverage from ground to 4th floor Up to 60% from 5th & up	In relation to plot ratio	In relation to plot ratio
Commercial Zone - Central (ΕΖ-κ)	2.00 : 1	2.70:1 for standard size plots	Up to 60%	Up to 6 for standard size plots	24.00 m
		4.50:1 for plots over 1,000 m ² & on roads of >14 m width	60%	Up to 10 for plots over 1,000 m ²	
Commercial Zone - West (ΕΖ-δ)	2.00 : 1	4.50 : 1	Up to 60%	Up to 8	31.00 m
Commercial Zone - East (ΕΖ-α)	2.00 : 1	4.50 : 1	Up to 60%	Up to 8	31.00 m
Residential Development Zone (Κα)	1.40 : 1	_____	Up to 60%	Up to 3 - 4th floor in special occassions	10.00 m

Planning Policy Incentives under the Area Scheme for the Nicosia Central Area

1. Plot Amalgamation / Consolidation

Developments may gain increased plot ratio by 10% by consolidation of adjacent plots, if following consultation with the owners of the adjacent plots, the plots are consolidated in a way that secures a continuous commercial frontage. This incentive is applicable only in the Core of Commercial Development Zone (ΠΕΖ).

2. Payment for parking in lieu of provision

Developments may benefit from increased plot ratio of up to 70% by paying for the required number of public parking places instead of constructing them in situ. The payment will be deposited to a special fund and used towards the construction of organized public parking garages in designated locations best serving the needs of the public and the city.

3. Open space contribution

Developments may gain additional plot ratio of up to 0.70:1 by paying a contribution towards the development of public open spaces instead of such spaces being provided piecemeal as part of individual developments

4. Incentive for attractive desirable developments

Developments on plots larger than the standard size (500 m²) may gain progressively additional plot ratio of 0.30:1 for every additional 500 m² depending on the size of the plot. This will only apply to desirable developments which strengthen the role of the central area as a multi-functional centre for the whole city.

5. Incentive for mixed developments

Developments in the central area may gain increased plot ratio of 50% if a significant percentage of that development will comprise housing use, and increase of 100% if the whole development will be totally for housing.

6. Incentive for public parking spaces by developers

Developments in the central area may gain increased plot ratio of up to 50% for the development of public parking places of a minimum of 120 spaces with retail uses allowed on the ground floor, or gain increased plot ratio of 100% for the development if this is exclusively for public parking places of a minimum of at 240 spaces.

7. Incentives for Listed Buildings

Owners of listed buildings are eligible for grants towards the cost of conservation, transfer of development rights and tax allowances when they undertake the required conservation works.

8. Incentive granted by the Council of Ministers for boosting development

Allowance of additional plot ratio of 0.30:1 is granted for important developments of high architectural standard in the central area.

9. Incentives for Old Buildings: Transfer of development rights

Existing non-listed buildings of architectural interest representing historic architectural trends will be allowed to transfer their development rights upon renovation.

10. Incentives for Old Buildings: Retaining of the existing plot ratio

In the case when an existing building is demolished and a new one is rebuilt within a period of 4 years following demolition, the new building will be allowed to utilize the initial (existing) plot ratio of the building before demolition

11. Incentives for Old Buildings: Reduction of parking requirements

When existing buildings are repaired and reused the parking requirements will be reduced. In the Walled City parking requirements will be waived altogether and outside the Walled City the requirements will remain the same as per the initial permit for that building.

12. Incentives of flexible plot ratio for viable developments in the Core of the Central Area (CCDA)

Developments in the core of the Central Area requiring additional plot ratio, beyond the level allowed by the above incentives, in order to ensure their viability, may gain additional plot ratio following a contribution to a special earmarked fund used for urban improvements in the central area.

13. Incentive in areas along major sustainable mobility corridors

Developments within 300m from the construction sites of major sustainable mobility transport projects will have reduced parking requirements provided that applications for the developments are submitted within 6 months from the commencement of the relevant infrastructure project.



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