



For Sale, Land, Plot, Nicosia, Palouriotissa, 455m²

For Sale : **€ 330,000**

Description

High-Yield Development and Strategic Acquisition

This commercial plot in Palouriotissa represents a premier opportunity for high-density urban development within a rapidly evolving commercial corridor of Nicosia. Falling within the E2 planning zone, the property boasts an exceptional building density of 180% and a 50% coverage factor, allowing for a modern landmark structure of up to 8 storeys and a maximum height of 31 meters. In March 2026, the demand for integrated professional and residential spaces has reached new heights, driven by the historic tax overhaul on January 1st which included the full abolition of stamp duty and the removal of the 3% Special Defence Contribution on rental income. This plot's superior height allowance and its positioning within walking distance of major academic and cultural centers ensure a high-yield asset with diverse income streams, a standard of smart investment we have guided for 3 decades of experience.

Description Commercial plot in Palouriotissa. It falls within planning zone E2 with 180% building density, 50% coverage, on 8 floors and a maximum height 31 meters. The property's significant height and density profile are ideal for a flagship development featuring ground-floor retail, professional office suites, and high-end urban apartments. Title deed is available.

Building Density 180%

Cover Factor 50%

Town Planning Zone Commercial (Zone E2)

Proximity Landmarks Located near Frederick University and the Palouriotissa Gymnasium.

Strategic Location and Urban Connectivity

The value of this property lies in its exceptional building density and its placement within an area benefiting from significant municipal revitalization and professional demand.

Plots of land for sale in Nicosia: A prime opportunity to acquire a high-density commercial plot in the central Palouriotissa district, perfect for landmark 8-storey mixed-use projects.

Cyprus real estate investment: A high-potential asset for 2026, benefiting from the 0% Special Defence Contribution on rental income and the €150,000 Capital Gains Tax exemption for primary residence sales.

Regeneration Projects: The plot is located within an area targeted by the €28 million Old City Regeneration Programme, which continues to enhance infrastructure and pedestrian accessibility throughout 2026.

Frederick University: Situated within walking distance, ensuring a constant demand for high-quality residential units and student-oriented commercial services with high occupancy potential.

Nicosia City Center: Positioned approximately 4 minutes away, ensuring a seamless commute for professionals to the capital's administrative, retail, and business districts.

Alsos Akadimias Park: Located within a 5-minute drive, offering residents and workers access to one of the city's largest national forest parks for recreation and wellness.

Famagusta Gate: Located nearby, providing residents with access to one of the city's most iconic historical landmarks and active cultural hubs.

Urban Connectivity: Immediate access to major transit routes and essential city services, ensuring maximum visibility and convenience for commercial enterprises.

If you are looking for G&P Lazarou trusted properties that offer maximum development potential and consistent commercial returns, this Palouriotissa plot is an unparalleled strategic choice. Commercial lands with such significant height allowances move quickly as the city continues its modern expansion.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this high-value development 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: **455m²**



Gallery

