



For Sale, Land, Plot, Nicosia, Palouriotissa, 255m²

For Sale : € 110,000

Description

Small Development and High-Value Living

This residential plot in the Pernera area of Palouriotissa represents a premier opportunity for those seeking to build a custom residence or a small-scale project in one of Nicosia's most rapidly evolving urban neighborhoods. Falling within the Ka9 planning zone, the property provides a building density of 90% and a 50% coverage factor, offering the ideal technical specifications for a versatile two-storey development that maximizes both indoor living area and functional outdoor space. In March 2026, Palouriotissa has seen a significant surge in interest from young professionals and academics, driven by its strategic location between the city center and the major educational hubs of Aglantzia. The local real estate market in 2026 is characterized by steady demand, bolstered 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 balanced building factors and its positioning within a quiet residential pocket of a lively district ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential Plot in Pernera area of Palouriotissa is now available for Sale. It falls within the Residential Planning Zone Ka9 with building factor 90% and coverage 50%. The property's level topography and established urban setting provide an efficient foundation for a bespoke residential project in a community that values both historical character and modern accessibility. Title deed is available.

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Ka9)

Proximity Landmarks Located near the Alsos Akadimias National Forest Park and within a short distance from Frederick University.

Strategic Location and Urban Connectivity

The value of this property lies in its placement within the Pernera corridor, offering a sophisticated urban lifestyle that is perfectly connected to the green lungs and educational heart of Nicosia.

Plots of land for sale in Nicosia: A prime opportunity to acquire a versatile residential plot in the high-demand and investment-friendly Pernera area of Palouriotissa.

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.

Government Housing Subsidy: As of March 18, 2026, this plot qualifies for urban revitalization incentives, potentially offering financial support for primary residence construction in designated zones near the city core.

Alsos Akadimias Park: Situated just 3 minutes away, providing residents with direct access to one of the capital's largest national forest parks for recreation and wellness.

Frederick University: Reachable in under 5 minutes, ensuring a consistent demand for high-quality residential units and student-oriented developments.

University of Cyprus (UCY): The main campus in Aglantzia is accessible in 8 minutes, making this a strategic location for faculty and researchers.

Nicosia City Center: Positioned approximately 6 minutes away, ensuring a seamless commute to the capital's primary business and retail districts.

SOPAZ Roundabout: Located within 4 minutes, providing rapid access to the highway network for travel to Larnaca and Limassol.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of urban proximity and residential tranquility, this Palouriotissa plot is an unparalleled opportunity. Residential lands in this specific enclave move quickly as the area undergoes continuous modernization.

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

Area

Plot Area: **255m²**



Gallery

