For Sale, Land, Plot, Nicosia, Palouriotissa, 671m²

REG. 5/2415, LEIVADIA, PANAGIA, NICOSIA

For Sale : **€ 265,000**

Description
High-Yield Development and Strategic Acquisition

This prime corner residential plot in the heart of Palouriotissa represents an elite opportunity for high-density urban development. Falling within the Kα3 planning zone, the property boasts a substantial building density of 140% and a 50% coverage factor, specifically designated for the erection of a modern four-storey apartment complex or a boutique residential project reaching up to 17 meters in height. The corner positioning is a significant architectural advantage, providing enhanced visibility, dual-road access, and increased natural light for all units. In March 2026, Palouriotissa has emerged as a focal point for urban redevelopment, driven by its immediate proximity to the capital's central business district and the sustained demand for high-quality housing from young professionals and the academic community. The local real estate market in 2026 is further 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, making this an ideal "Build-to-Rent" asset. For those seeking to capitalize on Nicosia's urban growth with a high-yield development, this plot offers a secure foundation for 3 decades of experience.

Description Prime Residential Plot in Pallouriotissa, Nicosia | G&P Lazarou Estate Agents. Seize this exceptional large corner residential plot in the heart of Pallouriotissa, one of Nicosia's most central and high-demand neighbourhoods with excellent access to schools, universities, supermarkets, hospitals, public transport and the city centre. Kα3 Residential Zone (100%) – impressive 140% building density & 50% coverage. Maximum 4 storeys + 17 m height – perfect for a modern apartment building, boutique residential project or mixed-use development with potential. ≈671 m² buildable area. Corner position with registered road. Clear Title Deed available.

Building Density 140%
Cover Factor 50%
Town Planning Zone Residential (Zone Kα3)
Proximity Landmarks Located near Frederick University and within walking distance of the Palouriotissa Gymnasium and the Primary School.

Strategic Location and Urban Connectivity

The value of this property lies in its high-density allowances and its placement within an area benefiting from significant student-driven demand and municipal revitalization.

Plots of land for sale in Nicosia: A prime opportunity to acquire a high-density corner residential plot in the developing Palouriotissa district, perfect for multi-unit apartment 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.
Government Housing Subsidy: As of March 18, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme for areas near the Buffer Zone, offering grants of up to 70,000 euro which can be combined with energy grants for total support up to 100,000 euro.
Frederick University: Situated in the immediate surrounding area, ensuring a constant demand for high-quality residential units and student-oriented developments with high occupancy potential.
Nicosia City Center: Positioned approximately 4 minutes away, ensuring a seamless commute for residents to the capital's administrative, retail, and business districts.
Alsos Akadimias Park: Located within a 5-minute drive, offering residents access to one of the city's largest national forest parks for recreation and wellness.
Kaimakli Linear Park: Located nearby, offering a unique green corridor for walking, cycling, and recreation within the urban fabric.
Major Amenities: Easy access to supermarkets, pharmacies, and local cafes, alongside the central highway network for rapid travel to Larnaca and Limassol.

If you are looking for G&P Lazarou trusted properties that offer maximum development potential and consistent rental yields, this corner Palouriotissa plot is a standout strategic choice. High-density residential lands in such a central location 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 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: **Residential**

Height: **17**

Area

Plot Area: **671m²**

Further Details

Corner Plot

Gallery