



For Sale, Land, Plot, Nicosia, Palouriotissa, 347m²

For Sale : € 200,000

Description

High-Yield Development and Strategic Acquisition

This 573 sqm commercial plot in the heart of Nicosia represents a premier opportunity for high-density urban development in the capital's most prestigious business corridor. Falling within the EZ-α planning zone, the property boasts a superior building density of 200% and a 60% coverage factor, specifically designated for the erection of a modern eight-storey landmark building reaching up to 31 meters in height. In March 2026, the Nicosia City Centre has seen an unprecedented surge in demand for mixed-use and "Class A" office spaces, driven by the historic tax reform on January 1st which included the full abolition of stamp duty and the removal of the 3% Special Defence Contribution on rental income. A critical advantage of this specific zone under the 2026 local plan is the potential to utilize strategic planning incentives, which can substantially increase the allowable building density beyond the base 200% for projects that incorporate sustainable design or public benefit features. This plot is ideally suited for a high-yield headquarters or a luxury commercial-residential hybrid project, ensuring a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Commercial plot in Nicosia center. The property falls within the Commercial planning zone EZ-α with a maximum building density coefficient of 200% and a land coverage coefficient of 60%, maximum floors 8 and 31 metres height. The plot's central positioning and level topography provide an efficient foundation for a high-profile multi-storey development in a district that serves as the administrative and financial heartbeat of Cyprus. Title deed is available.

Building Density 200%

Cover Factor 60%

Town Planning Zone Commercial (Zone EZ-α)

Proximity Landmarks Located near the historic SOPAZ landmark and just 300m from the newly inaugurated municipal halls in the historic center.

Strategic Location and Urban Connectivity

The true value of this land is rooted in its placement within a core commercial enclave, offering a sophisticated urban environment that is perfectly connected to the administrative and cultural heart of the capital.

Plots of land for sale in Nicosia: A prime opportunity to acquire a high-density commercial plot in the investment-heavy EZ-α zone, perfect for landmark office or 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 streamlined electronic payment systems introduced on January 1st.

Nicosia City Centre Local Plan: As of March 18, 2026, this plot is eligible for density bonuses under the urban revitalization framework, potentially increasing the constructible area for high-spec developments.

Government Revitalization Grants: The property is situated within reach of the €28 million Old City Regeneration Programme, benefiting from the massive public investment in pedestrianization and infrastructure upgrades.

Financial & Administrative Hub: Positioned within minutes of major banking headquarters, government ministries, and the capital's primary retail high streets.

Educational Proximity: Located near the University of Cyprus (UCY) urban campuses and Frederick University, ensuring a constant flow of professionals and high demand for commercial services.

Eleftheria Square: Just a short distance from the Zaha Hadid-designed landmark, placing your project at the center of Nicosia's modern architectural transformation.

Highway Connectivity: Rapid access to the main Alampara interchange, ensuring a seamless connection for business travel to Larnaca International Airport and Limassol.

If you are looking for G&P Lazarou trusted properties that offer maximum development potential and high-yield commercial returns, this Nicosia center plot is an unparalleled strategic choice. High-density commercial lands in the EZ-α zone move quickly as the city continues its vertical 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: **347m²**



Gallery

