



For Sale, Land, Plot, Nicosia, Palouriotissa, 866m²

For Sale : € 990,000

Description

High-Yield Development and Strategic Acquisition

This residential plot, located in one of the most elite and sought-after sectors of Nicosia, represents an exceptional opportunity for high-density urban development. Falling within the Eα4 planning zone, the property boasts a superior building density of 160% and a 50% coverage factor, specifically designated for the erection of a modern six-storey landmark building. Such high building allowances in a premium residential pocket allow for the creation of a vertically oriented luxury apartment complex that maximizes both square footage and panoramic city views. In March 2026, this area of Nicosia has emerged as a focal point for elite urban redevelopment, driven by its immediate proximity to the capital's central business district and the sustained demand for high-end housing from the city's professional and academic leadership. 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 vertical growth with a high-yield development, this plot offers a secure foundation for 3 decades of experience.

Description The plot which is located in one of the most elite areas of Nicosia combined with the high building density factor of the area making it suitable for a six storey building. Title deed is available. Falling within the Residential Planning Zone Eα4, the plot allows for a modern architectural design with a maximum height significantly exceeding standard residential limits, catering to the high-demand luxury segment. Its position within the Nicosia Municipality ensures access to superior infrastructure and municipal services. Title deed is available.

Building Density 160%

Cover Factor 50%

Town Planning Zone Residential (Zone Eα4)

Proximity Landmarks Located near the Famagusta Gate Cultural Center and within walking distance of the Frederick University Nicosia campus.

Strategic Location and Urban Connectivity

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

Plots of land for sale in Nicosia: A rare opportunity to acquire a high-density elite residential plot in a prime Nicosia district, perfect for flagship 6-storey 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 premium student-oriented housing with high occupancy potential.

Nicosia City Center: Positioned approximately 3 minutes away, ensuring a seamless commute for residents and professionals to the capital's administrative, retail, and business districts.

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

Kaimakli Linear Park: Located nearby, offering a unique green corridor for walking, cycling, and recreation within the urban fabric.

Major Amenities: Immediate access to high-end retail hubs, private 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 investment yields, this elite Nicosia plot is a standout strategic choice. High-density plots in such a central and prestigious location move quickly as the city continues its vertical 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**

Area

Plot Area: **866m²**



Gallery

