



For Sale, Land, Plot, Nicosia, Palouriotissa, 716m²

For Sale : € 350,000

Description

High-Yield Development and Strategic Acquisition

This residential plot in Palouriotissa represents an elite opportunity for high-density urban development, offering an expansive 716 square meter footprint in a high-demand area. 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. A defining feature of this offering is the owner's readiness for a property exchange ("Antiparochi"), a strategic arrangement that is particularly advantageous in the current 2026 market. Under the comprehensive tax reforms enacted on January 1st, 2026, land-for-apartment swaps now benefit from modernized Capital Gains Tax deferrals and a full 20% CGT exemption, provided the project is completed within five years. In March 2026, Palouriotissa has solidified its position as a primary hub for urban redevelopment, driven by its immediate proximity to the capital's central business district and a sustained demand for housing from young professionals and the academic community. For developers and investors seeking to capitalize on Nicosia's vertical growth through a tax-efficient acquisition, this plot offers a secure foundation for 3 decades of experience.

Description Residential plot in Pallouriotissa. The plot is suitable for the development of a four storey building. Title deed is available. Owner is interested to exchanging plot with apartments or a house. Falling within the Residential Planning Zone Kα3, the plot allows for a modern architectural design with a maximum height of 17.0 meters across 4 floors. Its position within the Nicosia Municipality ensures access to superior infrastructure and municipal services. Title deed is available.

Building Density 140%

Cover Factor 50%

Town Planning Zone Residential (Zone Kα3)

Plot Area 716 m²

Proximity Landmarks Located near the Frederick University Nicosia campus and the Pallouriotissa Gymnasium.

Strategic Location and Urban Connectivity

The value of this property lies in its high-density allowances, its significant land area, and its placement within an area benefiting from historic 2026 housing incentives.

Plots of land for sale in Nicosia: A prime opportunity to acquire a high-density residential plot in the developing Palouriotissa district, perfect for multi-unit apartment projects or a substantial personal residence.

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.

Antiparochi Incentives: Benefiting from the January 2026 "Antiparochi Overhaul," which allows for full CGT exemption on land-for-unit swaps, provided construction is finalized within 5 years.

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 100,000 euro when combined with energy upgrade grants.

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.

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 flexible acquisition options, this 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 potential and exchange possibilities for 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: **716m²**



Gallery

