

For Sale, Land, Plot, Nicosia, Palouriotissa, 630m²

For Sale : **€ 320,000**

Description
High-Yield Development and Strategic Acquisition

This large-size corner residential plot in Palouriotissa represents an elite opportunity for high-density urban development in one of Nicosia’s most rapidly evolving districts. Falling within the Kα3 planning zone, the property boasts a substantial building density of 140% and a 50% coverage factor, specifically designated for the development of a modern four-storey residential or mixed-use building reaching up to 17 meters in height. The corner positioning of this site provides a distinct architectural advantage, offering enhanced visibility, dual-road frontage for easier access to underground parking, and increased natural light for all units. A significant financial benefit of this property is that it is not subject to VAT, providing an immediate and substantial saving for the developer or investor. 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 Large size corner plot located in Pallouriotissa area, close to Frederick. The plot offers easy access to Nicosia, and it is suitable for a mixed development of four storey building. NOT SUBJECT TO VAT. 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. The property's placement within a high-demand urban pocket ensures a secure and appreciating asset in a community that values both historical character and modern accessibility. Title deed is available.

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

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**

Area

Plot Area: **630m²**

Gallery

