



For Sale, Land, Plot, Nicosia, Palouriotissa, 570m²

For Sale : € 260,000

Description

Small Development and High-Value Living

This residential plot in Palouriotissa represents a premier opportunity for those seeking to build a custom residence or a pair of family homes in one of Nicosia's most strategically located urban neighborhoods. Falling within the Ka6 planning zone, the property provides a building density of 90% and a 50% coverage factor, offering the ideal technical specifications for a versatile two-storey development that maximizes both indoor living area and functional outdoor space. A standout financial advantage of this specific parcel is that it is not subject to VAT, providing an immediate and significant saving for the buyer. In March 2026, the area near the SOPAZ roundabout has emerged as a focal point for modern residential growth, driven by its excellent connectivity and the ongoing revitalization of the surrounding industrial-to-residential transition zones. 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 doubling of the Capital Gains Tax exemption for primary residences to 150,000 euro. This plot's balanced building factors and its positioning within an established residential pocket ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot in Palouriotissa. The plot is near SOPAZ round about. It is ideal for the development of 1 or 2 family homes. Title deeds available. NOT subject to VAT. Falling within the Residential Planning Zone Ka6, the plot allows for a modern architectural design with a maximum height of 10 meters across 2 floors. The property's level topography and strategic placement provide an efficient foundation for a bespoke residential project in a community that values both historical character and modern accessibility.

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Ka6)

Proximity Landmarks Located near the SOPAZ roundabout and within walking distance of the Kaimakli Linear Park.

Strategic Location and Urban Connectivity

The value of this property lies in its placement within a core residential enclave, offering a sophisticated urban lifestyle that is perfectly connected to the green lungs and educational heart of Nicosia.

Plots of land for sale in Nicosia: A prime opportunity to acquire a versatile residential plot in the high-demand and investment-friendly area of Palouriotissa.

Cyprus real estate investment: A high-potential asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Depreciation Contribution on rental income.

Government Housing Subsidy: As of March 18, 2026, this plot qualifies for urban revitalization incentives, potentially offering financial support for primary residence construction in designated zones near the city core.

Alsos Akadimias Park: Situated just 4 minutes away, providing residents with direct access to one of the capital's largest national forest parks for recreation and wellness.

University of Cyprus (UCY): The main campus in Aglantzia is accessible in under 7 minutes, making this a strategic location for faculty, researchers, and families.

Frederick University: Reachable in 5 minutes, ensuring a consistent demand for high-quality residential units and student-oriented developments.

Nicosia City Center: Positioned approximately 6 minutes away, ensuring a seamless commute to the capital's primary business and retail districts.

SOPAZ Roundabout: Located in the immediate vicinity, providing rapid access to the highway network for travel to Larnaca and Limassol.

If you are looking for G&P Lazarou properties that offer a perfect balance of urban proximity and residential tranquility, this Palouriotissa plot is an unparalleled opportunity. Residential lands near such major transit hubs 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 urban 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: **570m²**



Gallery

