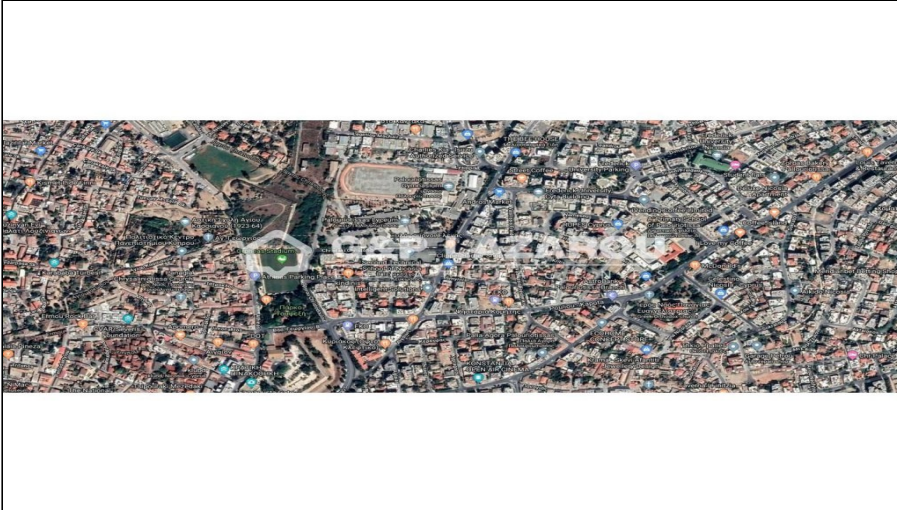




For Sale, Land, Plot, Nicosia, Palouriotissa, 420m²

For Sale : **€ 275,000**

Description

Small Development and High-Value Living

This commercial plot in Palouriotissa represents a premier opportunity for a mixed-use development in one of Nicosia's most strategically positioned urban corridors. Falling within the Eß4 planning zone, the property provides a building density of 140% and a 50% coverage factor, offering the ideal technical specifications for a versatile project that combines ground-floor retail, professional office spaces, and modern apartments. In March 2026, the demand for integrated living and working spaces has seen a significant surge, driven 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. This plot's balanced building factors and its positioning within walking distance of major educational institutions ensure a high-yield asset with diverse income streams, a standard of smart investment we have guided for 3 decades of experience.

Description Commercial plot in Palouriotissa suitable for the development of shops, offices and apartments. The plot is very close to the centre of town and within walking distance of Frederick University. Building coefficient 140%. Title deeds available. Falling within the Commercial Planning Zone Eß4, 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.

Building Density 140%

Cover Factor 50%

Town Planning Zone Commercial (Zone Eß4)

Proximity Landmarks Located near Frederick University and the newly developed municipal halls in the historic center.

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 versatile commercial plot in the high-demand and investment-friendly area of Palouriotissa.

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 Revitalization Grants: As of March 18, 2026, this plot is situated within reach of the €28 million Old City Regeneration Programme, benefiting from massive public investment in infrastructure and pedestrianization.

Frederick University: Situated within walking distance, ensuring a constant demand for high-quality residential units and student-oriented commercial services with high occupancy potential.

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

Alsos Akadimias Park: Located within a 5-minute drive, offering residents and workers access to one of the city's largest national forest parks for recreation and wellness.

SOPAZ Roundabout: Reachable in under 4 minutes, providing rapid access to the highway network for travel to Larnaca and Limassol.

Major Amenities: Immediate access to local pharmacies, bakeries, and banking services, alongside the central transit routes of the capital.

If you are looking for G&P Lazarou trusted properties that offer maximum development potential and consistent commercial returns, this Palouriotissa plot is an unparalleled strategic choice. Commercial lands in university-adjacent corridors move quickly as the city continues its modern 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: **420m²**



Gallery

