



For Sale, Land, Plot, Nicosia, Palouriotissa, 1,900m²

For Sale : € 1,733,000

Description

High-Yield Development and Strategic Acquisition

This commercial plot in Palouriotissa represents a premier opportunity for high-density urban development in one of Nicosia's most active commercial sectors. Falling within the Eß3 planning zone, the property boasts a substantial building density of 160% and a 50% coverage factor, specifically designated for the erection of a modern six-storey building reaching a maximum height of 24 meters. Such flexible technical specifications allow for a landmark development that could seamlessly combine ground-floor retail showrooms, professional office suites, and high-end urban apartments. In March 2026, the Palouriotissa district is undergoing a significant transformation, characterized by its gentrification and its role as a strategic bridge between the historical walled city and the modern business center. The area is currently benefiting from municipal pedestrianization projects and the influx of student housing conversions, driving up demand for high-quality commercial and residential spaces. 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 expansion and the high occupancy potential of the eastern corridor, this plot offers a secure foundation for 3 decades of experience.

Description Commercial plot in Palouriotissa. The property falls within commercial zone Eß3 with 160% building density, 50% coverage, maximum floors six and a maximum height of 24m. Title deed is available. Subject to VAT. Falling within the Commercial Planning Zone Eß3, the plot allows for a modern architectural design that maximizes vertical square footage in a high-demand urban area. 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 Commercial (Zone Eß3)

Proximity Landmarks Located near the Palouriotissa Park and within a short distance from the Frederick University Nicosia campus and the historical Famagusta Gate.

Strategic Location and Urban Connectivity

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

Plots of land for sale in Nicosia: A prime opportunity to acquire a high-density commercial plot in the developing Palouriotissa district, perfect for flagship 6-storey mixed-use 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 property 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 commercial services with high occupancy potential.

Nicosia City Center: Positioned approximately 4 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.

Palouriotissa 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 investment yields, this Palouriotissa commercial plot is a standout strategic choice. High-density commercial 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: **Commercial**

Area

Plot Area: **1,900m²**



Gallery

