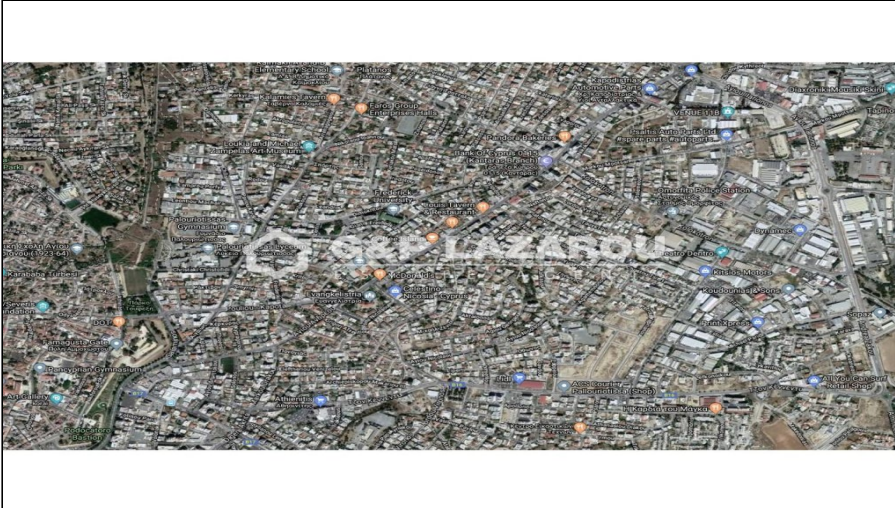




For Sale, Land, Plot, Nicosia, Palouriotissa, 530m²

For Sale : € 450,000

Description

High-Yield Development and Strategic Acquisition

This commercial plot in Palouriotissa represents a premier opportunity for high-density urban development, situated within immediate proximity to Frederick University and the area's essential service hubs. Falling within the Eß2 planning zone, the property boasts an exceptional building density of 180% and a 50% coverage factor, allowing for a modern landmark structure of up to 8 storeys with a maximum height of 31 meters. In March 2026, the Palouriotissa district is undergoing a historic transformation as Nicosia's primary innovation and academic corridor. Following the successful completion of the viability study earlier this month, the municipality has officially moved into the implementation phase for the new SOPAZ Innovation Zone and a state-of-the-art conference center nearby. The local real estate market in 2026 is further bolstered by the landmark 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, positioning this as an ideal asset for mixed-use commercial yields. For those seeking to capitalize on Nicosia's eastern expansion and the new "Innovation Zone" corridor, this plot offers a secure foundation for 3 decades of experience.

Description Commercial plot in Palouriotissa, close to all the facilities and to the Frederick University. The property falls within commercial planning zone Eß2 with 180% building density, 50% coverage, on 8 floors and a maximum height of 31m. Title deed is available. The property's significant height and density profile are ideal for a flagship development featuring ground-floor retail, professional office suites, and high-end urban apartments.

Building Density 180%

Cover Factor 50%

Town Planning Zone Commercial (Zone Eß2)

Proximity Landmarks Located near Frederick University and the upcoming SOPAZ Innovation Hub and Metropolitan Park.

Strategic Location and Urban Connectivity

The value of this property lies in its exceptional building density and its central role in the €28 million regeneration strategy redefining the eastern districts of the capital.

Plots of land for sale in Nicosia: A prime opportunity to acquire high-density commercial land in the Palouriotissa redevelopment zone, perfect for 8-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.

SOPAZ Innovation Zone: Situated in the heart of the capital's new tech and culture district, designed to serve as a pillar of economic and research activity between major universities.

Nicosia Metropolitan Park: Positioned within the sphere of influence of what is set to become the largest urban green space in Cyprus, ensuring high lifestyle value for future occupants.

Student Housing Incentives: Benefiting from the March 2026 enhanced housing scheme, which offers grants up to 100,000 euro for developments near the buffer zone and streamlined licensing for high-occupancy units.

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

Infrastructure Upgrades: Benefiting from the 2026 reconstruction of Famagusta Avenue, which enhances road safety, traffic flow, and flood protection while connecting to the primary motorways.

Urban Connectivity: Immediate access to the city center and the highway network, providing unparalleled visibility and convenience for flagship commercial enterprises.

If you are looking for G&P Lazarou trusted properties that offer maximum development potential and consistent commercial returns, this Palouriotissa commercial plot is an unparalleled strategic choice. High-density plots in active redevelopment zones move quickly as the city's 2026 local plans move into the construction phase.

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: **530m²**



Gallery

