



For Sale, Land, Plot, Nicosia, Palouriotissa, 736m²

For Sale : € 650,000

Description

High-Yield Development and Strategic Acquisition

This residential-commercial plot in Palouriotissa represents an elite opportunity for landmark high-density construction in one of Nicosia's most strategic urban sectors. Boasting a massive building density of 200% and a 60% coverage factor, the property is specifically designated for the erection of an iconic multi-storey building. The dual zoning allows for a sophisticated mixed-use project, combining ground-floor retail or professional office suites with high-end urban apartments. In March 2026, the local real estate market 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 vertical growth and the high demand for modern professional spaces, this plot offers a secure foundation for 3 decades of experience.

Description Residential-Commercial plot in Palouriotissa. Title deed is available. Falling within a high-density planning zone, 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 200%

Cover Factor 60%

Town Planning Zone Mixed-Use (Residential-Commercial)

Proximity Landmarks Located near the Famagusta Gate Cultural Center and within walking distance of the Frederick University Nicosia campus.

Strategic Location and Urban Connectivity

The value of this property lies in its exceptional density 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 development plot in the central Palouriotissa district, perfect for landmark 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 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 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.

Kaimakli Linear Park: Located nearby, offering a unique green corridor for walking, cycling, and recreation within the urban fabric.

Major Amenities: Immediate access to major retail hubs, 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 plot is a standout strategic choice. High-density plots 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: **736m²**



Gallery

