



For Sale, Land, Plot, Nicosia, Palouriotissa, 702m²

For Sale : € 650,000

Description

High-Yield Development and Strategic Acquisition

This commercial plot in Nicosia Center represents an extraordinary opportunity for landmark high-density construction in the capital's most prestigious urban sector. Falling within the Ez-α planning zone, the property boasts a massive building density of 200% and a 60% coverage factor, specifically designated for the development of an iconic multi-storey building of up to 8 floors with a maximum height of 31 meters. Such high building allowances in a core city-center location allow for the creation of a flagship mixed-use project, combining ground-floor retail showrooms or high-end dining with professional office suites and luxury 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 city's resurgence as a modern business hub, this plot offers a secure foundation for 3 decades of experience.

Description Commercial plot in Nicosia Center. Title deeds available. Falling within the EZ-α 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 Commercial (Zone Ez-a)

Proximity Landmarks Located near the Ochi Square Market and the Famagusta Gate, and within a short distance from the Old City Walled District.

Strategic Location and Urban Connectivity

The value of this property lies in its exceptional density allowances and its placement within a core 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 heart of Nicosia, perfect for landmark 8-storey mixed-use or commercial 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.

URBACT City Festival 2026: Nicosia is currently hosting the 2026 URBACT City Festival (March 31 – April 1), highlighting the city's role as a laboratory for urban innovation and cultural exchange.

SOPAZ Innovation Zone: The site benefits from the proximity to the massive €28 million regeneration project turning the eastern corridor into a new pillar of academic and research activity.

Eleftheria Square: Located nearby, the Zaha Hadid-designed landmark serves as a focal point for the city's modern identity and a bridge between the historic center and modern commercial districts.

Famagusta Gate: Within walking distance, providing a prestigious historical anchor for high-end retail or professional services.

New Housing Schemes: As of March 2026, new student housing and urban revitalization grants are available for developments in the center, potentially supporting high-occupancy residential components.

Major Commercial Arteries: Immediate access to the city's primary retail and business hubs, ensuring maximum visibility and convenience for flagship enterprises.

If you are looking for G&P Lazarou trusted properties that offer maximum development potential and consistent investment yields, this central Nicosia plot is a standout strategic choice. High-density commercial plots in such a prestigious location move quickly as the capital continues its rapid 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: **702m²**



Gallery

