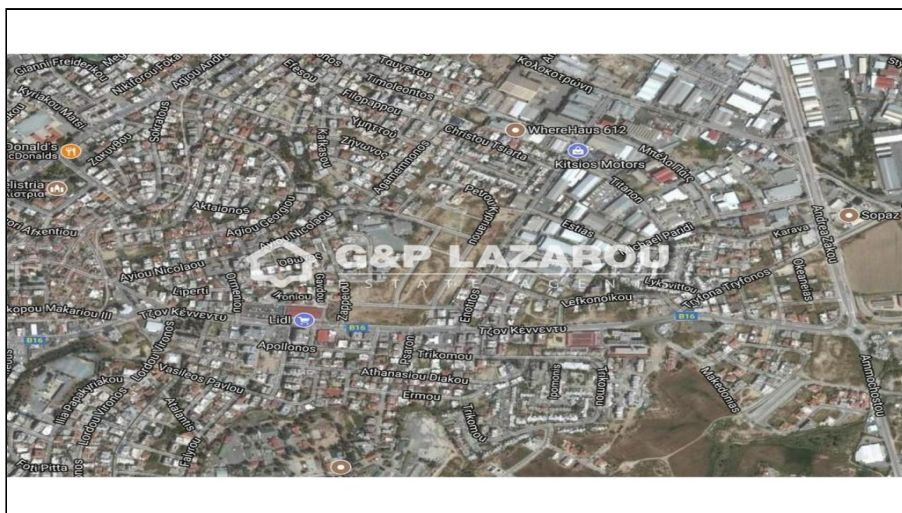




For Sale, Land, Plot, Nicosia, Palouriotissa, 535m²

Commercial plot in Sopaz area.

For Sale : € 310,000

Description

High-Yield Development and Strategic Acquisition

This commercial plot in the SOPAZ area of Palouriotissa represents a high-value opportunity for grand-scale urban development. Falling within the EB3 planning zone, the property boasts a superior building density of 160% and a 50% coverage factor, allowing for a modern structure of up to 6 storeys and a maximum height of 24 meters. In March 2026, the SOPAZ district is undergoing a historic transformation into Nicosia's premier innovation and cultural hub. Following the completion of the 2026 viability study, the Nicosia Municipality and the government have moved into the implementation phase for the new Metropolitan Park and a state-of-the-art exhibition and conference center nearby. The local real estate market in 2026 is further bolstered by a major tax reform, including 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 and residential 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 Sopaz area. It falls with the Commercial Planing Zone Eß3 with building density 160% and coverage coefficient of 50%, maximum floors 6 and 24 meters height. Title deed is available. The plot's significant height allowance and density are ideal for a landmark development featuring ground-floor retail, professional office suites, and luxury apartments in an area set to become the city's next economic pillar.

Building Density 160%

Cover Factor 50%

Town Planning Zone Commercial (Zone Eß3)

Proximity Landmarks Located near the SOPAZ roundabout and within the immediate vicinity of the planned SOPAZ Innovation Hub and Metropolitan Park.

Strategic Location and Urban Connectivity

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

Plots of land for sale in Nicosia: A prime opportunity to acquire high-density commercial land in the SOPAZ redevelopment zone, perfect for 6-storey mixed-use landmarks.

Cyprus real estate investment: A high-potential asset for 2026, benefiting from the 0% Special Defence Contribution on rental income and the streamlined "Build-to-Rent" planning incentives.

SOPAZ Innovation Zone: Situated in the heart of the capital's new tech and culture district, designed to bridge the gap between Frederick University and the University of Cyprus.

Nicosia Metropolitan Park: Positioned adjacent to what is set to become the largest urban green space in Cyprus, ensuring high lifestyle value for future residents and tenants.

Regeneration Grants: As of March 18, 2026, projects in this area may benefit from the 6th Edition of the Housing Revitalization Scheme and specific commercial grants aimed at the "Green Line" adjacent districts.

Famagusta Avenue Reconstruction: Benefiting from the ongoing 2026 road upgrades which improve traffic flow and flood protection while providing a direct link to the Nicosia-Limassol motorway.

Educational Proximity: Within walking distance of Frederick University and a short drive to the University of Cyprus, ensuring a constant demand for office and student housing facilities.

Strategic Connectivity: Located just 3 minutes from the Nicosia City Center and providing rapid transit routes to the primary business and administrative quarters.

If you are looking for G&P Lazarou trusted properties that offer maximum development potential and consistent commercial returns, this SOPAZ commercial plot is a standout strategic choice. High-density plots in active redevelopment zones move quickly as the city's 2026-2027 local plans move from paper to reality.

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: **535m²**



Gallery

