

# For Sale, Land, Plot, Nicosia, Palouriotissa, 1,043m²

For Sale : **€ 450,000**

**Description**
High-Yield Development and Strategic Acquisition

These two linked residential plots in the Palouriotissa area represent a premier opportunity for high-density urban development. Falling within the Kα3 planning zone, the property boasts a substantial building density of 140% and a 50% coverage factor, specifically designated for the erection of a modern four-storey apartment complex. The linkage of two plots provides a significant architectural advantage, offering an expanded footprint that allows for more efficient underground parking solutions and larger, more versatile floor plans. In March 2026, Palouriotissa has emerged as a focal point for urban redevelopment, driven by its immediate proximity to the capital’s central business district and the sustained demand for high-quality housing from young professionals and the academic community. 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 growth with a high-yield development, this combined site offers a secure foundation for 3 decades of experience.

Description Two linked Residential Plots in Palouriotissa area. It falls with the Residential Planing Zone Ka3 with building factor 140% and coverage 50%. Title deeds available. Falling within the Residential Planning Zone Kα3, the combined plots allow for a modern architectural design with a maximum height of 17.0 meters across 4 floors. The property's placement within a high-demand yet tranquil urban pocket ensures a secure and appreciating asset in a community that values both historical character and modern accessibility.

Building Density 140%
Cover Factor 50%
Town Planning Zone Residential (Zone KA3)
Proximity Landmarks Located near the Agioi Konstantinou and Elenis Cemetery and within a short distance from the Frederick University Nicosia campus.

Strategic Location and Urban Connectivity

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

Plots of land for sale in Nicosia: A prime opportunity to acquire a high-density combined residential site in the developing Palouriotissa district, perfect for multi-unit apartment 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 developments with high occupancy potential.
Nicosia City Center: Positioned approximately 4 minutes away, ensuring a seamless commute for residents to the capital’s administrative, retail, and business districts.
Alsos Akadimias Park: Located within a 5-minute drive, offering residents access to one of the city's largest national forest parks for recreation and wellness.
Kaimakli Linear 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 rental yields, these linked Palouriotissa plots are a standout strategic choice. High-density residential 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: **Residential**

## Area

Plot Area: **1,043m²**

# Gallery

