For Sale, Land, Plot, Nicosia, Panagia, 319m²

For Sale : **€ 260,000**

Description
High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This 200% building density commercial plot in the Panagia area represents an elite opportunity for a high-impact development in Nicosia’s primary commercial belt. Situated in the EZ-a planning zone with a 60% coverage factor and an impressive 24-meter frontage, the property is a premier candidate for a landmark mixed-use project, a flagship corporate headquarters, or a sophisticated retail and residential complex. In March 2026, the Cyprus real estate market is operating under highly favorable conditions following the landmark January 1st tax reform, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution on rental income, drastically improving the net yield for commercial developers and institutional investors. Furthermore, the 2026 market is bolstered by the Nicosia Municipal Urban Revitalization Plan, which provides streamlined licensing and incentives for high-density projects in well-established urban quarters like Panagia. The plot's regular shape, flat surface, and strategic positioning ensure a secure and appreciating asset, a standard of quality we have prioritized for 3 decades of experience.

Description Commercial Plot for Sale in Panagia Area. Located in a mixed-use area with both residential and commercial developments, this commercial plot offers significant development potential. It has a regular shape, flat surface, and approximately 24 meters of road frontage. The planning zone is EZ-a, allowing for high-density commercial construction. Ideal for a high-value project with excellent access to amenities and transport routes, this property is a strategic asset for visionary developers. VAT is applicable.

Building Data
Building Density: 200%
Cover Factor: 60%
Town Planning Zone: Commercial (Zone EZ-a)
Frontage: ~24 meters
Topography: Regular shape, flat surface
VAT: Applicable

Proximity Landmarks
Ammochostos Gate (Famagusta Gate) is a major cultural and historical landmark located within a short walking distance, marking the primary gateway to the Venetian Walls and the vibrant Nicosia Old City district.

Frederick University is the primary academic institution in the area, located nearby and ensuring a constant demand for both professional office space and high-end residential services.

Pallouriotissa Primary and Secondary Schools serve as the central educational infrastructure for the community, located in the immediate vicinity of the property.

Nicosia Municipal Gardens and the Municipal Theater provide a significant green lung and cultural hub within the central urban fabric, situated just a few minutes away by car.

Larnakos Avenue commercial axis is located nearby, offering immediate access to major financial institutions, retail centers, and high-frequency public transport links to the city center.

Nicosia Ring Road (Phase A1), fully operational as of early 2026, has significantly improved the flow of traffic from the Panagia area to the national highway network and the capital's southern gateways.

Strategic Location and Urban Connectivity
The value of this property is rooted in its placement within a high-growth urban district, acting as a bridge between the commercial pulse of the capital and the historic gateway of the old city, while offering rapid access to Nicosia’s executive centers via the recently delivered 2026 road networks.

Plots of land for sale in Panagia: A rare opportunity to acquire a 200% density commercial asset with significant frontage in a premier urban district.

Cyprus real estate investment: A top-tier asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Defence Contribution on rental income.
High-Yield Development: The 200% building density is a strategic advantage for developers seeking to maximize square footage for landmark mixed-use or office projects.
Urban Revitalization Grants: As of March 24, 2026, projects in the Panagia area may qualify for specific urban renewal incentives aimed at promoting sustainable and high-tech commercial infrastructure.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, developers can access state grants for integrating residential units within mixed-use buildings into the affordable rental market.
Capital Gains Tax Relief: The 2026 reforms provide enhanced efficiency for the disposal of commercial assets held within corporate structures, providing significant savings.
Frontage and Accessibility: The ~24 meters of frontage provides excellent visibility for retail or corporate branding and eases architectural planning for parking and access.
Digital Infrastructure: The area is fully covered by the 2026 high-speed 5G+ and fiber-to-the-premises network, making it a primary choice for modern "smart" commercial developments.

If you are looking for G&P Lazarou trusted properties that offer the highest possible development potential in a central urban location, this Panagia commercial plot is an unparalleled opportunity. Commercial land with 200% density in such a well-connected area is a strategic acquisition for the 2026 market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this high-yield commercial 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: **319m²**

Gallery