



For Sale, Land, Plot, Nicosia, Palouriotissa, 502m²

For Sale : € 220,000

Description

High-Yield Development and Strategic Acquisition

This residential plot in Palouriotissa represents a premier opportunity for those seeking to capitalize on Nicosia's urban densification. Falling within a zone characterized by a high building density of 120% and a 50% coverage factor, the property is ideally suited for the development of a modern three-storey residential building. Its regular shape and even surface provide a superior foundation for efficient architectural design, maximizing the usable square footage while minimizing construction complexities. A standout financial advantage of this property is the absence of VAT, providing an immediate and significant saving for the developer or investor. 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, including the full abolition of stamp duty and the removal of the 3% Special Defence Contribution on rental income, positioning this as a high-yield asset for 3 decades of experience.

Description Residential plot in Palouriotissa is now available for sale. It has a regular shape and even surface, ideal for the development of a three storey residential building. No VAT. Falling within the Residential Planning Zone Ka4, the plot allows for a modern architectural design with a maximum height of 13.5 meters across 3 floors. The property's placement within an established urban pocket ensures a secure and appreciating asset in a community that values both historical character and modern accessibility. Title deed is available.

Building Density 120%

Cover Factor 50%

Town Planning Zone Residential (Ka4)

Proximity Landmarks Located near the SOPAZ roundabout and within a short distance from Frederick University.

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 municipal revitalization and residential demand.

Plots of land for sale in Nicosia: A prime opportunity to acquire a high-density residential plot 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 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 just minutes away, ensuring a constant demand for high-quality residential units and student-oriented developments with high occupancy potential.

Nicosia City Center: Positioned approximately 5 minutes away, ensuring a seamless commute for residents to the capital's administrative, retail, and business districts.

Alsos Akadimias Park: Located within a 4-minute drive, offering residents access to one of the city's largest national forest parks for recreation and wellness.

SOPAZ Roundabout: Reachable in under 3 minutes, providing rapid access to the highway network for travel to Larnaca and Limassol.

Lidl Palouriotissa: Conveniently located nearby for daily essentials, alongside a plethora of local pharmacies, bakeries, and medical services.

If you are looking for G&P Lazarou trusted properties that offer maximum development potential and consistent rental yields, this Palouriotissa plot is 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 urban 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
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Main Features

Property Subtype: Plot	Town Planning Zone: Residential	Height: 14
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Area

Plot Area: 502m²



Gallery

