

For Sale, Land, Plot, Nicosia, Palouriotissa, 670m²

For Sale : **€ 205,000**

Description
Small Development and High-Value Living

This 670 sqm residential building plot in Palouriotissa represents a premier opportunity for those seeking to build a custom residence or a strategic small-scale project in one of Nicosia’s most resilient urban neighborhoods. Falling within the Kα6 planning zone, the property provides a building density of 90% and a 50% coverage factor, offering the ideal technical specifications for a versatile two-storey development that maximizes both indoor living area and functional outdoor space. In March 2026, Palouriotissa has emerged as a top destination for gentrification and urban renewal, attracting a mix of young professionals and families who value the area's authentic character and its immediate proximity to the capital's administrative core. The local real estate market in 2026 is characterized by steady demand, bolstered by the historic tax overhaul on January 1st, which included the full abolition of stamp duty and the doubling of the Capital Gains Tax exemption for primary residences to 150,000 euro. This plot’s balanced building factors and its positioning within an established residential pocket ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Large building plot of 670sqm for sale in Palouriotissa area, in Nicosia. The plot falls within the Kα6 with 90% building density and 50% coverage. The property's generous size and level topography provide an efficient foundation for a bespoke residential project in a community that values both historical heritage and modern urban accessibility. Title deed is available.

Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (Zone Kα6)
Proximity Landmarks Located near the Famagusta Gate Cultural Center and within walking distance of the Kaimakli Linear Park.

Strategic Location and Urban Connectivity

The value of this property lies in its placement within a core residential enclave, offering a sophisticated urban lifestyle that is perfectly connected to the cultural and educational heart of Nicosia.

Plots of land for sale in Nicosia: A prime opportunity to acquire a versatile large residential plot in the high-demand and investment-friendly area of Palouriotissa.
Cyprus real estate investment: A high-potential asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Defence Contribution on rental income.
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.
Famagusta Gate: Situated just 4 minutes away, providing residents with access to one of the city's most iconic historical landmarks and active cultural hubs.
Nicosia City Center: Positioned approximately 5 minutes away, ensuring a seamless commute to the capital's primary business, retail, and administrative districts.
Frederick University: Reachable in under 5 minutes, making this a strategic location for those seeking proximity to high-ranking educational institutions.
University of Cyprus (UCY): The main campus in Aglantzia is accessible in 8 minutes, further broadening the appeal for academics and researchers.
Kaimakli Linear Park: Located nearby, offering a unique green corridor for walking, cycling, and recreation within the urban fabric.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of urban proximity and residential space, this Palouriotissa plot is an unparalleled opportunity. Residential lands of this size in such a central location move quickly as the area undergoes continuous revitalization.

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

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **670m²**