



For Sale, Land, Plot, Nicosia, Palouriotissa, 561m²

For Sale : **€ 450,000**

Description

Small Development and High-Value Living

This residential plot in Palouriotissa, situated just off the prominent Larnacos Avenue corridor, represents a premier opportunity for those seeking to build a custom residence or a pair of luxury family homes in one of Nicosia's most accessible urban enclaves. 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 sophisticated two-storey development. In March 2026, Palouriotissa has emerged as a focal point for modern residential growth, driven by its excellent connectivity to the city center and the major highway networks. 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 doubling of the Capital Gains Tax exemption for primary residences to 150,000 euro. This plot's balanced building factors and its proximity to essential commercial services ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot in Palouriotissa (off Larnacos Avenue). The plot zoned as Kα6(residential) with 90% building density, 50% coverage, 2 floors and a maximum height of 10m. Title deed is available. Falling within the Residential Planning Zone Kα6, the plot allows for a modern architectural design with a maximum height of 10.0 meters across 2 floors. The property's placement within a high-demand yet established urban pocket ensures a secure and appreciating asset in a community that values both historical character and modern accessibility.

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Zone Kα6)

Proximity Landmarks Located near Larnacos Avenue and within a short distance from the SOPAZ roundabout and the University of Cyprus.

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 green lungs and educational heart of Nicosia.

Plots of land for sale in Nicosia: A prime opportunity to acquire a versatile residential plot in the high-demand and investment-friendly area of Palouriotissa, off Larnacos Avenue.

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 urban revitalization incentives, potentially offering financial support for primary residence construction in designated zones near the city core.

Larnacos Avenue: Situated in the immediate vicinity, providing residents with direct access to a wide array of retail shops, pharmacies, bakeries, and essential city services.

University of Cyprus (UCY): The main campus in Aglantzia is accessible in under 5 minutes, making this a strategic location for faculty, researchers, and families.

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

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

SOPAZ Roundabout: Located nearby, providing rapid access to the highway network for travel to Larnaca and Limassol.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of urban proximity and residential tranquility, this Palouriotissa plot is an unparalleled opportunity. 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](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **561m²**



Gallery

