

For Sale, Land, Plot, Nicosia, Palouriotissa, 1,993m²

For Sale : **€ 850,000**

Description
High-Yield Development and Strategic Acquisition

This collection of three large residential plots in Palouriotissa represents a premier opportunity for a coordinated, high-density development. Situated close to the prominent Larnakos Avenue corridor, the properties fall within the Kα3 planning zone, boasting a building density of 140% and a 50% coverage factor. This combination is specifically designated for the erection of a modern four-storey apartment complex. The consolidated nature of these three plots provides an exceptional architectural advantage, offering a broad footprint that allows for optimized underground parking, expansive communal green spaces, and high-value 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 significant high-yield development, this consolidated site offers a secure foundation for 3 decades of experience.

Description Three large plots close to Larnakos Avenue, ideal for a 4-storey building. Title deed. Subject to VAT. Falling within the Residential Planning Zone Kα3, these plots allow for a modern architectural design with a maximum height of 17.0 meters across 4 floors. The property's placement near one of the capital's main commercial arteries ensures a secure and appreciating asset in a community that values both historical character and modern accessibility. Title deeds are available.

Building Density 140%
Cover Factor 50%
Town Planning Zone Residential (Zone Kα3)
Proximity Landmarks Located near Larnakos Avenue and within a short distance from the SOPAZ Innovation Hub and the University of Cyprus.

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 consolidated residential site in the developing Palouriotissa district, perfect for flagship 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.
Larnakos 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 Innovation Zone: Located nearby, this site benefits from the ongoing €28 million regeneration project turning the eastern corridor into a hub for tech and culture.

If you are looking for G&P Lazarou trusted properties that offer maximum development potential and consistent rental yields, these large 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**

Height: **17**

Area

Plot Area: **1,993m²**

Further Details

Corner Plot

Gallery

