

For Sale, Land, Plot, Nicosia, Palouriotissa, 549m²

For Sale : **€ 415,000**

Description
High-Yield Development and Strategic Acquisition

This commercial plot in the heart of Palouriotissa represents a high-value opportunity for grand-scale urban development. Falling within the Eβ3 planning zone, the property boasts a superior building density of 160% and a 50% coverage factor, allowing for a modern structure of up to 6 storeys. A major financial advantage of this asset is the presence of an obsolete building, which renders the transaction not subject to VAT, providing immediate capital savings for the investor. In March 2026, the Palouriotissa district is undergoing a historic transformation into Nicosia’s premier innovation and cultural hub. Following the completion of the 2026 viability study, city officials have moved into the implementation phase for the new SOPAZ Innovation Zone and a state-of-the-art conference and exhibition center nearby. The local real estate market in 2026 is further bolstered by a major tax reform, including the full abolition of stamp duty and the removal of the 3% Special Defence Contribution on rental income, positioning this as an ideal asset for mixed-use commercial yields. For those seeking to capitalize on Nicosia's eastern expansion and the new "Innovation Zone" corridor, this plot offers a secure foundation for 3 decades of experience.

Description Commercial plot available, near the old Palouriotissa cemetery. The plot has a building coefficient of 160% (6 floors) and it is in the heart of Palouriotissa's commercial center with direct access to the center of town, the University of Cyprus and two exits of Nicosia to Limassol and Troodos. Obsolete building in the plot thus no VAT. The property’s high density and strategic location make it suitable for a flagship commercial headquarters or a high-yield residential complex catering to the nearby academic and professional communities.

Building Density 160%
Cover Factor 50%
Town Planning Zone Commercial (Zone Eβ3)
Proximity Landmarks Located near the Agioi Konstantinou and Elenis Cemetery and the upcoming SOPAZ Innovation Hub and Metropolitan Park.

Strategic Location and Urban Connectivity

The value of this property lies in its exceptional density and its central role in the €28 million regeneration strategy redefining eastern Nicosia.

Plots of land for sale in Nicosia: A prime opportunity to acquire high-density commercial land in the Palouriotissa redevelopment zone, perfect for 6-storey mixed-use landmarks.
Cyprus real estate investment: A high-potential asset for 2026, benefiting from the 0% Special Defence Contribution on rental income and the streamlined "Build-to-Rent" planning incentives.
SOPAZ Innovation Zone: Situated in the heart of the capital's new tech and culture district, designed to serve as a pillar of economic and research activity between major universities.
Nicosia Metropolitan Park: Positioned within the sphere of influence of what is set to become the largest urban green space in Cyprus, ensuring high lifestyle value for future occupants.
Tax Efficiency: Benefiting from the January 2026 tax overhaul, including the abolition of stamp duty on contracts and the increased Capital Gains Tax lifetime exemptions.
University Connectivity: Offering direct access to the University of Cyprus and Frederick University, ensuring constant demand for office space and student-oriented residential units.
Infrastructure Upgrades: Benefiting from the 2026 reconstruction of Famagusta Avenue, which enhances road safety, traffic flow, and flood protection while connecting to the primary motorways.
Strategic Transit: Direct and rapid access to both the Limassol and Troodos exits, providing unparalleled connectivity for logistics and professional services.

If you are looking for G&P Lazarou trusted properties that offer maximum development potential and consistent commercial returns, this Palouriotissa commercial plot is a standout strategic choice. High-density plots in active redevelopment zones move quickly as the city’s 2026 local plans move from paper to reality.

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: **Commercial** | Height: **24**

Area

Plot Area: **549m²**

Further Details

Water, Electricity

Gallery

