

For Sale, Land, Plot, Nicosia, Palouriotissa, 530m²

For Sale : **€ 215,000**

Description
High-Yield Development and Strategic Acquisition
This residential plot in the heart of Palouriotissa represents an elite opportunity for high-density urban development, situated in the immediate vicinity of Frederick University. Falling within the Kα3 planning zone, the property boasts a substantial building density of 140% and a 50% coverage factor, making it an ideal site for a modern multi-storey apartment complex or a specialized student housing project. In March 2026, the demand for high-quality student accommodation in this district has reached a record high, supported by the government's new "Student Housing Model" which allows for simplified building requirements and reduced parking ratios for units within 1 km of tertiary institutions. 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 premier "Build-to-Rent" asset. With Nicosia's ongoing urban revitalization and the area's consistent 5-7% rental yields, this plot offers a secure and appreciating foundation, a standard of smart investment we have guided for 3 decades of experience.
Description Nice plot in the heart of Palouriotissa in the surrounding area of Frederick University. The plot has a building coefficient of 140% and is superbly located geographically, providing access to the centre of town and any necessary service or facility. Its Kα3 zoning and level topography provide an efficient foundation for a high-density residential project in a community that values both its traditional character and its proximity to modern urban hubs. Title deed is available.
Building Density 140%
Cover Factor 50%
Town Planning Zone Residential (Zone Kα3)
Proximity Landmarks Located directly adjacent to the Frederick University campus and 400m from the Palouriotissa Gymnasium.
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 residential plot in the student-centric 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.
Frederick University: Situated in the immediate surrounding area, ensuring a constant demand for student housing and faculty residences with high occupancy potential.
Nicosia City Center: Positioned approximately 4 minutes away, ensuring a seamless commute for residents to the capital's administrative, retail, and business districts.
Student Housing Incentives: As of March 18, 2026, this plot is eligible for the new streamlined licensing rules for student units, which can now be processed in as little as 80 days for buildings up to 20 units.
Government Housing Subsidy: The plot falls within the 6th Edition of the Housing Revitalization Scheme for areas near the Buffer Zone, offering substantial grants that can now be combined with energy upgrade incentives.
Kaimakli Linear Park: Located within walking distance, offering residents access to green spaces, walking paths, and local cultural spots within the urban fabric.
Major Amenities: Easy access to supermarkets, pharmacies, and local cafes, alongside the central highway network for rapid travel to Larnaca and Limassol.
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 plots in university-adjacent corridors move quickly once they enter the market.
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: **530m²**

Gallery

