

For Sale, Land, Plot, Nicosia, Palouriotissa, 553m²

For Sale : **€ 345,000**

Description
High-Yield Development and Strategic Acquisition

This residential plot in Palouriotissa represents an elite opportunity for high-density urban development, specifically optimized for the construction of a modern apartment building. Falling within the Kα3 planning zone, the property boasts a substantial building density of 140% and a 50% coverage factor, allowing for a vertical development of up to four storeys with a maximum height of 17 meters. A unique aspect of this offering is the owner's openness to an exchange (antiparochi) for apartments, providing a flexible and strategic entry point for developers looking to minimize upfront capital expenditure while securing a prime site. 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 high-yield development, this plot offers a secure foundation for 3 decades of experience.

Description Residential plot in Palouriotissa, ideal for an apartment building. The owner is open to exchange the plot with apartments. Falling within the Residential Planning Zone Kα3, the plot allows for a modern architectural design that maximizes the square footage in a high-demand residential area. Its position within the Nicosia Municipality ensures access to superior infrastructure and municipal services. Title deed is available.

Building Density 140%
Cover Factor 50%
Town Planning Zone Residential (Zone Kα3)
Proximity Landmarks Located near the Athienitis Supermarket and within a short distance from the Frederick University Nicosia campus.

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 developing 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.
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.
Frederick University: Situated in the immediate surrounding area, ensuring a constant demand for high-quality residential units and student-oriented developments 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.
Athienitis Supermarket: Located in the immediate vicinity, providing residents with convenient access to one of the area's most popular retail hubs.
Kaimakli Linear Park: Located nearby, offering a unique green corridor for walking, cycling, and recreation 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 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: **553m²**

Gallery

