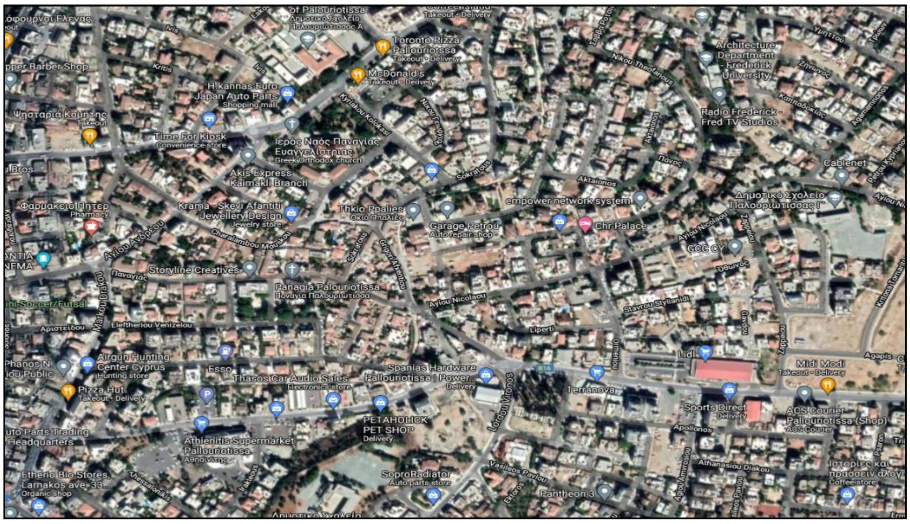

For Sale, Land, Plot, Nicosia, Palouriotissa, 201m²

For Sale : **€ 50,000**

Description
High-Yield Development and Strategic Acquisition

This 1/2 share of a residential plot in Palouriotissa represents a high-potential opportunity for developers and strategic investors looking to capitalize on Nicosia’s urban densification. Falling within a zone characterized by a high building density of 120% and a 70% coverage factor, the property is ideally suited for the construction of a modern multi-storey apartment complex. 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 significant influx of students and young professionals seeking high-quality housing. The local market in 2026 is further bolstered by the government’s 6th Edition of the Housing Revitalization Scheme, which as of March 2nd provides substantial grants for residential projects in areas near the buffer zone, directly enhancing the ROI for new developments. Furthermore, the 2026 tax framework—including the full abolition of stamp duty and the 0% Special Defence Contribution on rental income—makes this a high-yield acquisition for those looking to build and hold for long-term rental income. This strategic asset in a primary urban corridor is a standard of smart investment we have guided for 3 decades of experience.

Description A 1/2 share of a plot in Palouriotissa. It has an area of approx. 201sqm (1/2 share of 402sqm) and benefits from approx. 2.2m of road frontage from a registered road along its south border. There is no distribution agreement in place. The plot’s significant building factor allows for a vertically oriented development, maximizing the square footage in a high-demand residential area. Title deed is available for the share.

Building Density 120%
Cover Factor 70%
Town Planning Zone Residential (Ka4)
Proximity Landmarks Located near the SOPAZ roundabout and within walking distance of Frederick University.

Strategic Location and Urban Connectivity

The value of this property lies in its central location and the high-density zoning that allows for substantial residential yield.

Plots of land for sale in Nicosia: A prime urban plot in the developing Palouriotissa district, perfect for modern apartment units.
Cyprus real estate investment: A high-yield opportunity benefiting from the 2026 "Build to Rent" incentives and the €150,000 Capital Gains Tax exemption for primary residence sales.
Frederick University: Situated just minutes away, ensuring a constant demand for student housing and consistent occupancy rates for investors.
Nicosia City Center: Reachable in less than 5 minutes, providing tenants and residents with direct access to the capital’s administrative, retail, and entertainment hubs.
Academias Park: Located within a 3-minute drive, offering one of the city's largest green spaces for recreation and wellness.
University of Cyprus (UCY): The main campus is accessible in under 10 minutes, further broadening the potential tenant base to include faculty and researchers.
Lidl Pallouriotissa: Conveniently located nearby for daily essentials, alongside a plethora of local pharmacies, bakeries, and banks.
Major Infrastructure: Easy access to Larnacos Avenue and the central highway network ensures seamless connectivity to Larnaca and Limassol.

If you are looking for G&P Lazarou trusted properties that offer high-yield potential in a central urban setting, this Palouriotissa plot share is a strategic choice. High-density plots in this corridor are highly sought after by developers and move quickly once listed.

Contact G&P Lazarou for a private consultation to discuss the development potential and investment yields 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**

Area

Plot Area: **201m²**