

For Sale, Land, Plot, Nicosia, Panagia, 772m²

For Sale : **€ 840,000**

Description
High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This rare offering of two adjacent commercial corner plots in the vibrant Panagia area represents an elite opportunity for a high-impact development in Nicosia's primary commercial belt. With a combined area of 772 sqm and a substantial building density of 180% within the Eb2 planning zone, the property is a premier candidate for a landmark mixed-use project, a flagship corporate headquarters, or a sophisticated showroom. In March 2026, the Cyprus real estate market is operating under highly favorable conditions following the landmark January 1st tax reform, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution on rental income, drastically improving the net yield for commercial developers and institutional investors. Furthermore, the 2026 market is bolstered by the Nicosia Municipal Urban Revitalization Plan, which provides streamlined licensing and incentives for high-density projects in well-established urban quarters like Panagia. The exceptional visibility of the corner position and its proximity to the city center ensure a secure and appreciating asset, a standard of quality we have prioritized for 3 decades of experience.

Description Prime Commercial Corner Plots for Sale in Panagia, Nicosia – An Exceptional Investment Opportunity. Presented exclusively by G&P Lazarou Estate Agents, this rare offering includes two adjacent commercial plots for sale together. With a total area of 772 sqm and a valuable corner position with registered road access, this property presents the perfect foundation for your next business venture. Located in a vibrant and well-established area close to the city center, Panagia offers excellent visibility and easy access to main roads, making it ideal for offices, showrooms, or mixed-use developments. The plots feature a 180% building density coefficient and a 50% coverage factor, allowing for a substantial 8-story vertical expansion.

Building Data
Building Density: 180%
Cover Factor: 50%
Town Planning Zone: Commercial (Zone Eb2)
Total Area: 772 sqm
Maximum Floors: 8
Maximum Height: 31 meters

Proximity Landmarks
Frederick University is the primary academic landmark in the area, located approximately 400 meters to the southwest, ensuring high demand for student housing and commercial services in any mixed-use development.

Pallouriotissa High School is a key educational reference point situated just 100 meters to the east, defining the established social infrastructure of the Panagia quarter.

Ammochostos Gate (Famagusta Gate) is a major cultural and historical landmark located approximately 600 meters to the northwest, marking the gateway to the Venetian Walls and the Nicosia Old City.

Alsos Academias Forest Park is a significant green lung and recreational space situated within a 5-minute drive, offering a high-quality environmental balance to the surrounding urban developments.

John Kennedy Avenue, one of Nicosia's most critical commercial arteries, is located less than 1 kilometer to the south, providing rapid access to the capital's central business district and retail hubs.

Nicosia Ring Road (Phase A1), fully operational as of early 2026, has significantly improved the flow of traffic from the Panagia and Pallouriotissa areas to the national highway network.

Strategic Location and Urban Connectivity
The value of this property is rooted in its strategic corner placement within a high-growth urban district, acting as a bridge between the academic pulse of Frederick University and the historic gateway of the old city, while offering rapid access to the capital's executive centers via the recently delivered 2026 road networks.

Plots of land for sale in Panagia: A rare opportunity to acquire a high-density commercial corner asset in a premier urban district.

Cyprus real estate investment: A top-tier asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Defence Contribution on rental income.
High-Yield Development: The 180% building density and 8-story allowance are strategic advantages for developers seeking to maximize the square footage of mixed-use or office projects.
Urban Revitalization Grants: As of March 24, 2026, projects in the Panagia quarter may qualify for specific urban renewal incentives aimed at promoting sustainable and high-tech commercial infrastructure.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, developers can access state grants for integrating residential units within mixed-use buildings into the affordable rental market.
Capital Gains Tax Relief: The 2026 reforms provide enhanced efficiency for the disposal of commercial assets held within corporate structures, providing significant savings.
Corner Plot Advantage: The dual road frontage ensures maximum architectural flexibility and prominent visibility for retail showrooms or corporate branding.
Digital Infrastructure: The area is fully covered by the 2026 high-speed 5G+ and fiber-to-the-premises network, making it a primary choice for modern "smart" commercial developments.

If you are looking for G&P Lazarou trusted properties that offer the highest possible development potential in a central urban location, these Panagia commercial plots are an unparalleled opportunity. Commercial land with 180% density in such a high-visibility corner position is a strategic acquisition for the 2026 market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this high-yield commercial 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: **31**

Area

Plot Area: **772m²**

Further Details

Corner Plot

Gallery



