

For Sale, Land, Plot, Nicosia, Panagia, 642m²

For Sale : **€ 270,000**

Description
High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This prime 642 sqm residential plot on Vasileos Pavlou Street represents an elite opportunity for high-impact urban development in the heart of Pallouriotissa. Falling within the Ka3 planning zone, the property offers a substantial building density of 140% and a 50% coverage factor, specifically tailored for a modern four-story residential building. In March 2026, the central Nicosia real estate market has been fundamentally revitalized by 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 developers and institutional investors. Furthermore, the 2026 market is bolstered by the Nicosia Municipal Urban Revitalization Plan, which is currently delivering extensive infrastructure upgrades to Vasileos Pavlou Street, including new pavements and enhanced accessibility. The plot's generous 24-meter frontage and southwest orientation ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Plot Granting or Exchange with Flat or Flats is Accepted. This 642 sqm plot on Vasileos Pavlou Street, Pallouriotissa, offers 140% building density for a total buildable area of 898 sqm across 4 floors. Priced at 278 euro per buildable sqm, it sits well below the land registry valuation. The property features a southwest orientation for optimal light and visibility and is located on a street currently undergoing comprehensive municipal renovation. It is an ideal canvas for a flagship apartment complex targeting the high-demand rental market of central Nicosia.

Building Data
Building Density: 140%
Cover Factor: 50%
Town Planning Zone: Residential (Zone Ka3)
Total Plot Area: 642 sqm
Total Buildable Area: 898 sqm
Maximum Floors: 4
Maximum Height: 17 meters

Proximity Landmarks
Frederick University is the primary academic landmark in the area, located within a 5-minute walk, ensuring high rental demand for modern apartment units from students and faculty.

Ammochostos Gate (Famagusta Gate) is a major cultural and historical landmark located less than 800 meters away, providing a direct gateway to the Venetian Walls and the Nicosia Old City.

Pallouriotissa Gymnasium and Lyceum are the key educational institutions serving the immediate community, located within a short walking distance of Vasileos Pavlou Street.

BMH (British Military Hospital) area is a well-known local landmark and reference point situated nearby, defining the established residential and commercial character of this urban pocket.

Larnakos Avenue commercial axis is located within a 3-minute drive, offering immediate access to major supermarkets, cafes, pharmacies, and high-frequency public transport links to the city center.

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

Strategic Location and Urban Connectivity
The value of this property is rooted in its central urban positioning and the ongoing municipal infrastructure upgrades, 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 Pallouriotissa: A rare opportunity to acquire a high-density residential plot with significant frontage in a premier urban district.

Cyprus real estate investment: A high-potential asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Defence Contribution on rental income.
Government Housing Subsidy: As of March 24, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with grants for eligible applicants.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, developers can access state grants for integrating new residential units into the affordable rental market, further enhancing project ROI.
Capital Gains Tax Relief: The 2026 reforms have increased lifetime exemptions for the disposal of a primary residence to 150,000 euro, providing significant tax savings for developers and end-users.
Plot Granting Options: The owner's openness to "Antiparochi" or flat exchange provides a flexible entry point for developers looking to manage capital flow in the 2026 market.
Digital Infrastructure: The area is fully served by the 2026 high-speed 5G+ and fiber-to-the-premises network, making it a primary choice for modern "smart" apartment developments.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of central urban prestige and high-yield development potential, this Pallouriotissa plot is an unparalleled opportunity. Residential land with 140% density and significant municipal upgrades 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-value residential 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

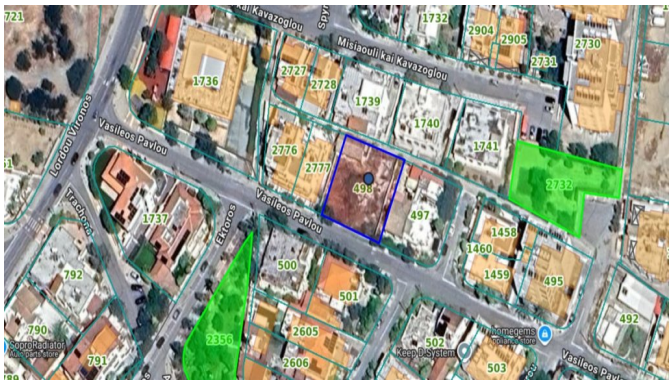
Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **17**

Area

Plot Area: **642m²**

Gallery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Trachona
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