For Sale, Land, Plot, Nicosia, Panagia, 571m²

WKEANIDAS, PANAGIA,NICOSIA. REG: 6/282

For Sale : **€ 230,000**

Description
High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This 571 sqm residential plot in the desirable Panagia area represents a premier opportunity for high-impact urban development in one of Nicosia’s most vibrant central neighborhoods. Falling within the Ka4 planning zone, the property offers a substantial building density of 120% and a 50% coverage factor, specifically tailored for a modern three-story residential building reaching up to 13.5 meters in height. 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 6th Edition of the Housing Scheme for the Revitalization of Specific Areas, which launched on March 2, 2026, offering financial incentives for urban densification projects. The plot's combination of a central location and high-density allowance ensures a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description For Sale Residential Plot in Nicosia. This 571 sqm land for sale in desirable Panagia, Nicosia, offers a golden opportunity to create an amazing new chapter in a vibrant, yet quiet, central neighborhood. The Ka4 building zone permits a 3-floor structure with 120% density and 13.5m height, offering maximum value for your project. Ideal for building a family home or a lucrative apartment development, the property features easy access to all city conveniences and a level surface ready for construction.

Building Data
Building Density: 120%
Cover Factor: 50%
Town Planning Zone: Residential (Zone Ka4)
Maximum Floors: 3
Maximum Height: 13.5 meters
Total Area: 571 sqm

Proximity Landmarks
Frederick University is the primary academic landmark in the area, located within a 4-minute drive, ensuring consistent rental demand for modern apartment units from students and faculty.

Pallouriotissa Gymnasium and Lyceum are the key educational institutions serving the local community, located within a short radius of the property.

Ammochostos Gate (Famagusta Gate) is a major cultural and historical landmark located approximately 1 kilometer away, providing a direct 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 central urban surroundings.

Larnakos Avenue commercial axis is located nearby, providing immediate access to major supermarkets, bakeries, pharmacies, and high-frequency public transport links to the heart of the capital.

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 and southern districts.

Strategic Location and Urban Connectivity
The value of this property is rooted in its central urban positioning, acting as a bridge between the academic pulse of the university district 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 premier opportunity to acquire a high-density residential plot in a sought-after urban district of

Nicosia.
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.
High Development Yield: The 120% building density is a strategic advantage for developers seeking to maximize square footage for high-specification urban apartments.
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" residential developments.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of central urban living and high-yield development potential, this Panagia plot is an unparalleled opportunity. Residential land with 120% density in such a well-connected area 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: **14**

Area

Plot Area: **571m²**