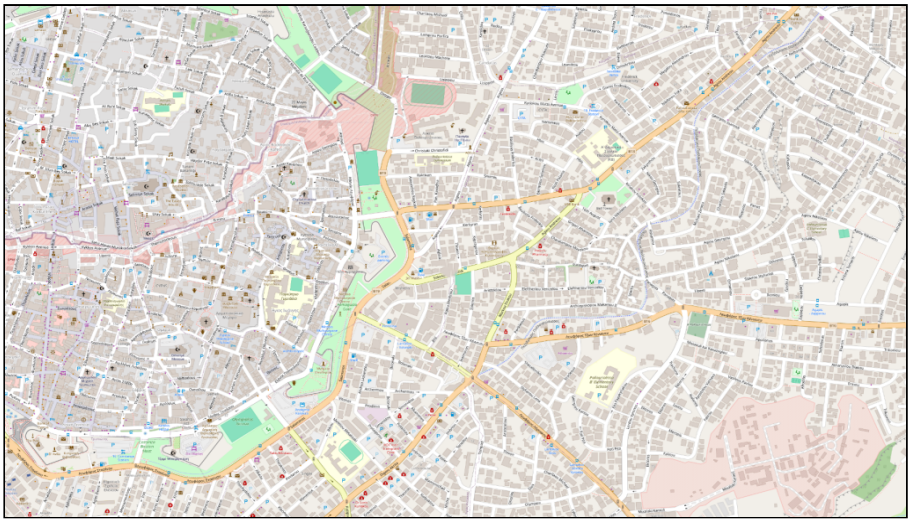


For Sale, Land, Plot, Nicosia, Panagia, 1,041m²

For Sale : **€ 850,000**

Description
FOR SALE COMMERCIAL PLOT IN PANAGIA, NICOSIA

Strategic Commercial Investment in Panagia
Experience an exceptional and highly practical investment opportunity with this expansive commercial corner plot, strategically located in the high-potential area of Panagia (Pallouriotissa), Nicosia. This property represents a top-tier commercial proposal, offering a solid and highly functional asset for large-scale retail developments, corporate headquarters, or high-density commercial complexes. Designed for investors who demand the perfect balance of central urban proximity and strategic location, the plot is situated in a high-demand development zone in the historic locality of Paliachora. Its strategic position ensures daily visibility and high accessibility for corporate and commercial routines, making it a secure choice in one of the capital's most established and well-connected commercial districts.

Development Potential & High-Value Commercial Features
The property features a substantial land area of 1,041 square meters, providing a grand layout for a high-standard commercial development. Falling within the elite EZ-α planning zone, the land is governed by a significant building density of 200% and a cover factor of 60%, allowing for an incredibly efficient, high-density, and multi-storey structural project. As a prime corner plot (γωνιακό), the property benefits from extensive street frontage and dual visibility, maximizing its architectural versatility and commercial exposure. Boasting a clean status with full ownership (όλο), this asset meets all the essential requirements for a flagship commercial project in a community known for its central location and robust business infrastructure.

Extensive Property Features

Property Type: Commercial Corner Plot (Οικόπεδο / Εμπορικό / Γωνιακό)

Location: Panagia / Pallouriotissa (Paliachora area), Nicosia

Plot Area: 1,041 square meters

Planning Zone: EZ-α

Building Density: 200%

Cover Factor: 60%

Frontage/Orientation: Corner Plot (Γωνιακό)

Ownership Share: 100% Full Share (Όλο)

Asking Price: €850,000

Land Use: Ideal for commercial blocks, office buildings, or corporate showrooms

Nearby Landmarks & Amenities
In a convenient location for a vibrant commercial routine in the Panagia and Pallouriotissa area, the property is surrounded by important infrastructure.

The University of Cyprus (UCY Old Campus) is a primary academic and historical landmark situated close to the district.

The Walled City of Nicosia (Famagusta Gate) is a world-renowned cultural and historical landmark located within a short drive.

Pallouriotissa Park is a major green landmark for community recreation and natural scenery nearby.

The BMH Area is a prominent local administrative and historical destination situated within the wider district.

Larnacos Avenue is a primary commercial artery offering an array of business retail outlets, banks, and corporate offices nearby.

John Kennedy Avenue is a major navigational artery providing immediate access to the central business district.

Nicosia General Hospital (Old) is a significant historical and healthcare landmark accessible in the wider municipal area.

Nicosia City Center is a primary professional and civic destination situated just minutes away.

Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Industrial**

Height: **31**

Area

Plot Area: **1,041m²**

Further Details

Corner Plot