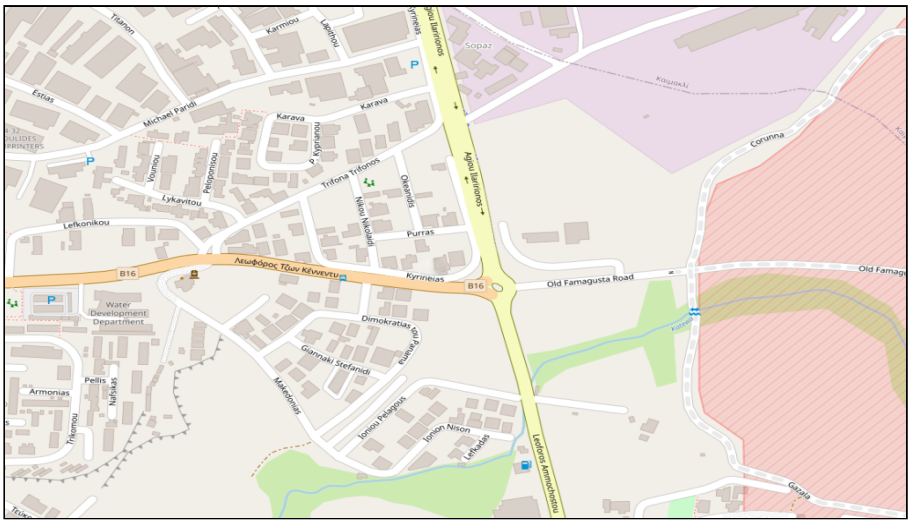

For Sale, Land, Plot, Nicosia, Panagia, 538m²

For Sale : **€ 377,000**

Description
COMMERCIAL AND RESIDENTIAL PLOT OF 538 m² FOR SALE IN PALLOURIOTISSA, NICOSIA – JOINT DEVELOPMENT OR EXCHANGE CONSIDERED
G&P Lazarou Estate Agents presents for sale this commercial and residential plot with a total area of 538 m², located in Pallouriotissa, Nicosia.
The property falls 98% within Commercial Planning Zone Eβ3 (Eb3) and 2% within Planning Zone Kα (Ka), with a stated building density coefficient of 160% and a coverage coefficient of 50%, offering considerable potential for commercial and residential development, subject to permitted uses and applicable planning regulations.
Based on the total area of 538 m² and the stated 160% building density coefficient, the indicative total buildable area is approximately 860.8 m². With a coverage coefficient of 50%, the indicative maximum ground coverage is approximately 269 m².
These calculations are indicative, and the final permitted development depends on the specific planning-zone requirements, applicable regulations and the necessary approvals from the relevant authorities.
The plot benefits from approximately 20 metres of road frontage, providing flexibility for architectural design and future development.
Its location in Pallouriotissa, combined with the high building density coefficient and predominantly commercial zoning, makes the property an attractive opportunity for investors and developers considering commercial premises, offices or other permitted uses.
The asking price has been determined based on a property valuation dated January 2026. In addition to a direct sale, the owner is also willing to consider joint development (antiparochi) or property exchange proposals.
Property Features: Commercial and Residential Plot | Pallouriotissa, Nicosia | Area 538 m² | Commercial Zone Eβ3 (Eb3) 98% | Zone Kα (Ka) 2% | Stated Building Density 160% | Coverage 50% | Road Frontage 20 m | Indicative Buildable Area 860.8 m² | Indicative Maximum Coverage 269 m² | Asking Price Based on January 2026 Valuation | Joint Development or Exchange Considered
To discover more options in this area, you can browse our complete portfolio of land for sale in Nicosia directly from our website by clicking the following link:https://gplazarou.com/properties/for_sale/nicosia?property_type%5Bland%5D%5Bplot%5D=plot
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com for more information, to arrange your viewing or to discuss a potential joint development or exchange proposal!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Commercial**
Height: **24**

Area

Plot Area: **538m²**

Gallery

