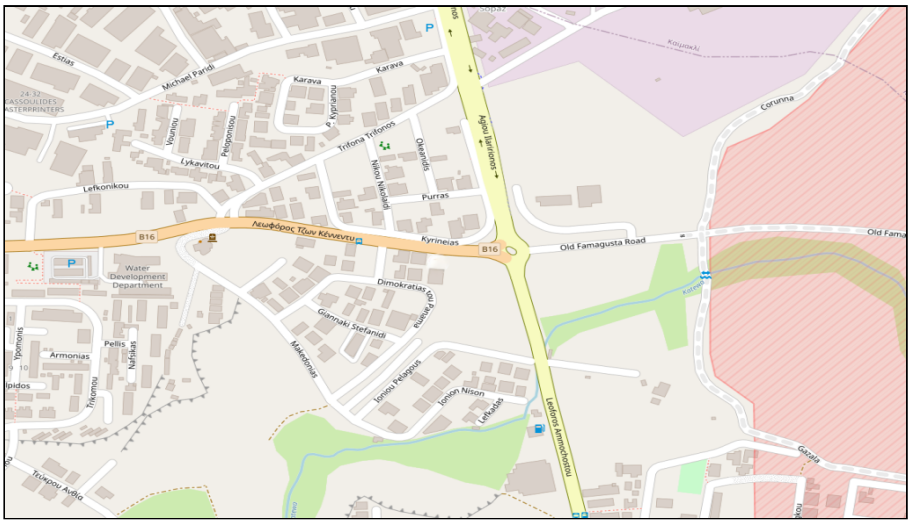

For Sale, Land, Plot, Nicosia, Panagia, 552m²

For Sale : **€ 414,000**

Description
PRIME CORNER COMMERCIAL AND RESIDENTIAL PLOT OF 552 m² FOR SALE IN PALLOURIOTISSA, NICOSIA – JOINT DEVELOPMENT OR EXCHANGE CONSIDERED
G&P Lazarou Estate Agents presents for sale this prime corner commercial and residential plot with a total area of 552 m², located in Pallouriotissa, Nicosia.
The property falls within Commercial Planning Zone Eβ3 (Eb3), with a building density coefficient of 160% and a coverage coefficient of 50%, offering significant potential for commercial and residential development, subject to the permitted uses of the applicable planning zone.
Based on the total area of 552 m² and the 160% building density coefficient, the property offers an indicative total buildable area of approximately 883.2 m². With a coverage coefficient of 50%, the indicative maximum ground coverage is approximately 276 m², always subject to the applicable planning regulations and the necessary approvals from the relevant authorities.
The plot occupies a privileged corner position and benefits from registered road access, along with approximately 23 metres of road frontage. Its corner location provides enhanced visibility and flexibility for architectural design and future development.
Its location in Pallouriotissa, combined with the high building density coefficient, commercial zoning and corner position, makes the property an attractive opportunity for investors and developers considering commercial premises, offices, residential units or mixed-use projects, subject to the necessary approvals.
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 552 m² | Commercial Zone Eβ3 (Eb3) | Building Density 160% | Coverage 50% | Indicative Buildable Area 883.2 m² | Indicative Maximum Coverage 276 m² | Prime Corner Plot | Registered Road Access | Road Frontage 23 m | 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: **552m²**

Further Details

Corner Plot

Gallery

