



For Sale, Land, Plot, Nicosia, Palouriotissa, 355m²

For Sale : € 315,000

Description

High-Yield Development and Strategic Acquisition

This commercial plot in the heart of Palouriotissa represents a premier opportunity for high-density urban development within the Nicosia city center. Falling within the Eα4 planning zone, the property boasts a superior building density of 160% and a 50% coverage factor, offering the ideal technical specifications for a landmark commercial or mixed-use building. While the property currently features an existing structure, its true value lies in the substantial redevelopment potential for a multi-storey project that could integrate ground-floor retail, professional office suites, and modern urban apartments. In March 2026, the demand for central commercial space has seen a significant surge, driven by the historic tax overhaul on January 1st which included the full abolition of stamp duty and the removal of the 3% Special Defence Contribution on rental income. This plot's exceptional density and its positioning within a revitalizing urban pocket ensure a secure and appreciating asset with diverse income streams, a standard of smart investment we have guided for 3 decades of experience.

Description Commercial plot, located in Pallouriotissa area, in Nicosia center. The property has building on it but has the potentials for the development of a big commercial building. Falling within the Commercial Planning Zone Eα4, the plot allows for a modern architectural design with high-density allowances typical of central business districts. The property's placement within a high-demand urban pocket ensures a secure and appreciating asset in a community that values both historical character and modern accessibility. Title deed is available.

Building Density 160%

Cover Factor 50%

Town Planning Zone Commercial (Zone Eα4)

Proximity Landmarks Located near the Famagusta Gate Cultural Center and within walking distance of the Nicosia Old City entrance.

Strategic Location and Urban Connectivity

The value of this property lies in its exceptional building density and its placement within an area benefiting from significant municipal revitalization and professional demand.

Plots of land for sale in Nicosia: A prime opportunity to acquire a high-density commercial plot in the central Palouriotissa district, perfect for landmark mixed-use projects.

Cyprus real estate investment: A high-potential asset for 2026, benefiting from the 0% Special Defence Contribution on rental income and the €150,000 Capital Gains Tax exemption for primary residence sales.

Nicosia City Centre Local Plan: As of March 18, 2026, this plot may benefit from specific urban incentives aimed at the revitalization of the central core, including potential density bonuses for sustainable "Green" buildings.

Famagusta Gate: Situated just minutes away, providing tenants and residents with access to one of the city's most iconic historical landmarks and active cultural hubs.

Administrative Core: Positioned within the city center, ensuring a seamless commute for professionals to the capital's primary governmental, retail, and business districts.

Regeneration Projects: The plot is located within an area targeted by the €28 million Old City Regeneration Programme, which continues to enhance infrastructure and pedestrian accessibility throughout 2026.

Frederick University: Located within a short distance, broadening the appeal for mixed-use developments that cater to both professional and academic communities.

Urban Connectivity: Immediate access to major transit routes and essential city services, ensuring maximum visibility and convenience for commercial enterprises.

If you are looking for G&P Lazarou trusted properties that offer maximum development potential and consistent commercial returns, this central Palouriotissa plot is an unparalleled strategic choice. High-density commercial lands in the city center move quickly as the capital undergoes continuous modernization and economic expansion.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this high-value development 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: **Commercial**

Area

Plot Area: **355m²**



Gallery

