



#11396

# Prime Commercial Plot in Central Nicosia – Ideal for Exchange (11396)


📍 Palouriotissa, Nicosia

€1,200,000



# Overview

## Specifications

Area			
 910 m <sup>2</sup>			
Type	Building Plot	Title deed	Yes

## Description

Prime Commercial Plot in Central Nicosia – Ideal for Exchange (11396)

Unlock a rare investment opportunity in the heart of Nicosia with this premium corner commercial plot, strategically located in the East Commercial Development Zone (EZ-a) just outside the city walls.

? Plot Details:

Size: 910m<sup>2</sup>

Planning Zone: EZ-a (100%) – Commercial Development Zone

Building Density: 200%

Coverage: 60%

Floors: Up to 8

Maximum Height: 31m

Access: Registered Road

Frontage: Corner / Prime Visibility

Shape: Regular

This plot benefits from its high visibility, situated on a main road, directly opposite a bus route and within close proximity to all central amenities – banks, shops, offices, and government services.



# Additional information

## Features

City view

Connected to electric mains

Corner

Easy access to highway

Easy access to main roads

Near amenities

Near bus route

## Distances

Amenities

 100 m

Airport

 35 km

Public transport

 10 m

Schools

 400 m


## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
-	-	-	-	-	-
EZ-α	60%	200%	31 m	8	-

## Contact us



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