



#15672

Commercial plot in a lively and central location in Palouriotissa in Nicosia Municipality. (15672)

📍 Palouriotissa, Nicosia

€540,000





Overview

Specifications

Area

 **633 m²**

Type	Building Plot	Title deed	Yes
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Description

Commercial plot in a lively and central location in Palouriotissa in Nicosia Municipality.

The property is ideally situated close to a plethora of amenities and services such as supermarkets, shops, schools etc. In addition, the property enjoys excellent accessibility to the Nicosia city center.

The plot has a rectangular shape and a level surface with a total frontage of 24 meters (approx.). Within the property there is a single-storey building that bares no economical value.

It is noted that the plot falls within the commercial zone EZ-α which allows the construction of an eight-storey building, with a constructible area of approximately 1386 sq.m.. In addition, it can also benefit from numerous planning incentives such as a substantial increase in the allowable building density, as it is within the area covered by the Nicosia City Centre Local Plan.

It is important to mention that a concept design was prepared, which demonstrates that the property is suitable for the development of a residential complex that will consist of 2 shops with a mezzanine and 8 apartments.

The property has a separate title deed.



Additional information

Features

Easy access to highway

Easy access to main roads

Near amenities

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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