



For Sale, Land, Plot, Nicosia, Ilioupoli, 539m²

For Sale : € 140,000

Description

Small Development and High-Value Living

This residential asset in the prestigious Ilioupoli area represents a premier opportunity for versatile development in one of Nicosia's most sought-after and established residential zones. Falling within the Ka6 planning zone with a 90% building density and a 50% coverage factor, the property perfectly balances the potential for a high-yield small development project or a premium custom family residence with significant architectural flexibility. In March 2026, the local real estate market has been fundamentally revitalized by the landmark January 1st tax reform, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution on rental income, drastically improving the net position for strategic investors. Furthermore, the 2026 market is bolstered by the latest energy-efficiency grants for new primary residences launched on March 2, 2026, offering significant financial incentives for owners incorporating sustainable smart-technologies. The plot's strategic location in an area known for high-standard living ensures a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience. Description Residential plot for sale in Ilioupoli, Nicosia. This property offers a clear canvas for high-value development, benefiting from its position in an upscale suburban atmosphere ideal for families. The plot falls within Residential Planning Zone Ka6 with a building density coefficient of 90% and a coverage coefficient of 50%, allowing for a maximum of 2 floors and a height of 10 meters. This residential land benefits from being part of an established and quiet neighborhood, combining a high-standard living environment with rapid connectivity to the capital's central hubs. The 90% building factor is a strategic advantage for those seeking to maximize yield through luxury living units or a spacious custom home, capitalizing on the surging demand for premium residential properties in 2026.

Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Zone Ka6)

Maximum Floors 2

Maximum Height 10 meters

Subject to VAT Yes

Title Deed Available

Proximity Landmarks

The upscale residential enclave of Ilioupoli is the immediate setting, providing a safe, quiet, and high-status environment for families and investors.

The main Nicosia-Limassol motorway is located within a very short drive, offering rapid connectivity to the capital and the island's coastal cities.

The Senior School and other leading private educational institutions in the Kallithea and Dali areas are situated within a short distance.

The Carlsberg area and local parks are nearby, providing excellent recreational and outdoor facilities for the local community.

Major retail hubs including the Mall of Cyprus and essential services in the Latsia commercial zone are accessible within a few minutes.

The capital Nicosia and the government district are reachable in approximately 10-15 minutes via the optimized 2026 road networks.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "High-Value Suburban Hub," acting as a bridge between the professional pulse of the capital and the serene, high-end character of the Ilioupoli suburbs, offering rapid access via the 2026 road networks.

Plots of land for sale in Ilioupoli Nicosia: An exceptional opportunity to acquire a residential plot with 90% density in a prestigious area.

Cyprus real estate investment: A high-potential asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Defence Contribution on rental income.

Tax Reform 2026: The January 1st reforms have simplified the financial landscape for residential buyers, making high-spec developments in Ilioupoli more accessible.

Small Development Potential: The Ka6 zone is a primary choice for investors targeting a balance between building volume and high-quality suburban living.

Capital Gains Tax Relief: The 2026 reforms have increased lifetime exemptions for the disposal of a primary residence to 150,000 euro, providing significant tax savings.

Investment Security: Acquisition in the Ilioupoli area ensures consistent property values and a high-quality, established neighborhood standard.

Digital Infrastructure: The area is fully integrated into the 2026 high-speed fiber corridors, supporting advanced smart-home systems and remote professional requirements.



If you are looking for G&P Lazarou trusted properties that offer the perfect balance of premium living and strategic development potential, this Ilioupoli plot is an unparalleled opportunity. Residential land with 90% density in such a prestigious and well-connected location is a strategic acquisition for the 2026 market. Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this residential 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: **Residential**

Area

Plot Area: **539m²**



Gallery

