For Sale, Land, Plot, Nicosia, Stelmek Area, 537m²

For Sale : **€ 170,000**

Description
Family Living and Long-term Investment

This residential asset in the prestigious STELMEK area of Lakatamia represents a premier opportunity for high-quality family living in one of Nicosia’s most sought-after and organized suburban enclaves. Falling within the Ka7 planning zone with an 80% building density and a 45% coverage factor, the 567 sqm property is perfectly suited for the development of a spacious family residence or a custom villa that prioritizes privacy, garden space, and architectural distinction. 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 long-term 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 homeowners incorporating sustainable smart-technologies. The established residential zoning and the elite status of the STELMEK district ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot for sale in the STELMEK area, Lakatamia, Nicosia. This 567 sqm property offers a clear canvas for a high-spec development in a peaceful yet well-connected neighbourhood. The plot falls within Residential Planning Zone Ka7 with a building density coefficient of 80% and a coverage coefficient of 45%, allowing for a maximum of 2 floors and a height of 10 meters. This residential land benefits from its position in an area that serves as a benchmark for modern suburban living, combining a quiet residential atmosphere with rapid accessibility to schools, supermarkets, parks, and major road networks. The 80% building factor is a strategic advantage for those seeking to build a large family home with ample outdoor areas, capitalizing on the surging demand for premium residential properties in 2026.

Building Data
Building Density 80%
Cover Factor 45%
Town Planning Zone Residential (Zone Ka7)
Plot Size 567 sqm
Maximum Floors 2
Maximum Height 10 meters
Title Deed Available

Proximity Landmarks
The upscale residential enclave of STELMEK is in immediate proximity, providing a quiet, safe, and high-status environment for families.
The Nicosia Mall and the surrounding commercial hub of Anthoupolis are located within a short drive, offering extensive retail and entertainment options.
Private and public educational institutions, including primary schools in Lakatamia and Archangelos, are situated within a short distance.
The Apollonion Private Hospital and the University of Nicosia are reachable within 5-7 minutes, providing essential healthcare and academic facilities.
The Linear Park of Pedieos and local community green spaces are accessible in a short walk, promoting an active and outdoor lifestyle.
The capital Nicosia and the government district are reachable in just 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 "Strategic Family Hub," acting as a bridge between the professional pulse of the capital and the serene character of Nicosia’s most modern suburbs, offering rapid access via the 2026 road networks.

Plots of land for sale in STELMEK Lakatamia: An exceptional opportunity to acquire a 567 sqm residential plot with 80% density in an elite development.
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 STELMEK more accessible.

Custom Home Potential: The Ka7 zone is a primary choice for buyers targeting a balance between indoor area and private garden space for large family estates.
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 STELMEK area ensures consistent property values and high-quality neighborhood standards.
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 family peace and strategic investment potential, this STELMEK plot is an unparalleled opportunity. Residential land with 80% density in such a prestigious area 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: **537m²**

Gallery