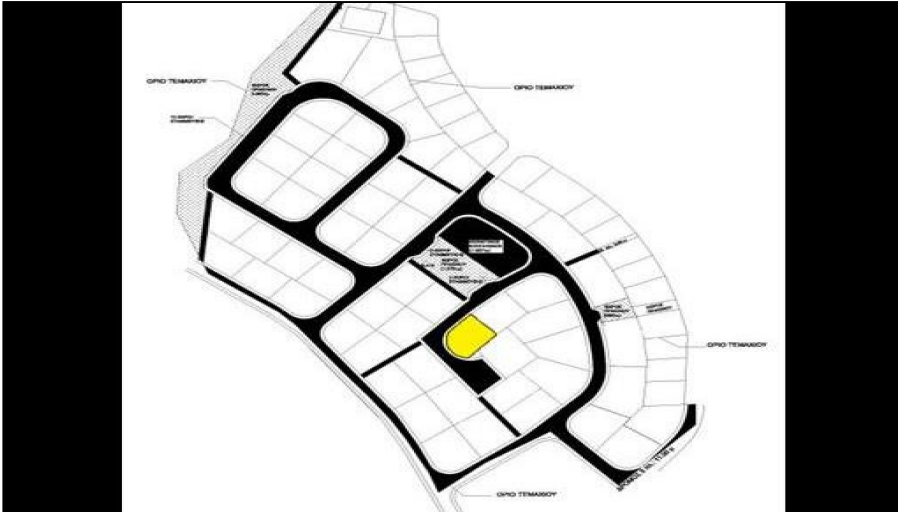




For Sale, Land, Plot, Nicosia, Agrokipia, 552m²

For Sale : € 79,500

Description

Family Living and Long-term Investment

The Foundation of Your Future. This residential plot in the central location of Agrokipia village represents a premier opportunity for custom home development in a region celebrated for its rich history and natural fertility. Falling within a residential planning zone with a 60% building density and a 35% coverage factor, the property is perfectly suited for a spacious family residence that prioritizes privacy, extensive garden space, and architectural harmony with the traditional Cypriot landscape. 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 6th Edition of the Housing Scheme for the Revitalization of Mountainous, Buffer Zone, and Disadvantaged Areas, which launched on March 2, 2026, offering significant financial grants for eligible applicants building primary residences in communities like Agrokipia. The plot's central position within a village famous for its ancient copper mines and lush flora ensures a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Plot for sale in a central location of Agrokipia village. This property falls within a Residential Planning Zone with a 60% building density and a 35% coverage factor, allowing for the construction of a two-story home. This residential land offers a level surface ready for immediate development and is situated in a high-demand pocket favored for its tranquil atmosphere and connection to the Adelfoi forest. The 60% building density is a strategic advantage for those seeking to build a high-quality private villa with ample space for outdoor amenities, capitalizing on the area's fresh air and the growing demand for wellness-oriented rural living in 2026.

Building Data

Building Density 60%

Cover Factor 35%

Town Planning Zone Residential

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available

Proximity Landmarks

The Monastery of Agios Panteleimonas of Achera, a significant spiritual landmark and pilgrimage site, is located on the western outskirts of the village.

The "Kreatos" Mountain, a designated Natura 2000 site and habitat for rare fauna, is situated in the immediate vicinity, offering unparalleled access to nature and hiking.

The historic Agrokipia Mine, the first copper and gold mine on the island, is located north of the village center, reflecting the area's deep industrial heritage.

The Church of Panagia Chrysopantanasa, the central religious landmark of the community, is located within a short walk of the property.

The village of Mitsero, providing additional local services and commercial options, is situated just 3 kilometers to the west.

The Nicosia city center is reachable within a 25-minute drive, offering a perfect balance between a peaceful rural lifestyle and the professional pulse of the capital.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning within the "Garden of Nicosia," acting as a bridge between the absolute tranquility of the Troodos foothills and the executive pulse of the capital, while offering rapid access to Nicosia's business centers via the recently delivered 2026 road networks.

Plots of land for sale in Agrokipia: A rare opportunity to acquire a residential plot with 60% density in a village famous for its fertile soil and historical significance.

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.

Government Housing Subsidy: As of March 26, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with enhanced grants for eligible families.

Wellness and Nature Focus: Located at the edge of the Adelfoi forest, this plot is ideal for buyers prioritizing health, fresh air, and a connection to one of the island's most diverse ecological zones.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating high-quality residential units into the professional rental market, further enhancing long-term yield.

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 for homeowners.



Digital Infrastructure: The area is served by the 2026 high-speed 5G+ and regional fiber networks, making it a primary choice for modern smart homes and remote professionals seeking a scenic lifestyle.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of rural peace and high-value investment potential, this Agrokipia plot is an unparalleled opportunity. Residential land with 60% density in such a well-connected 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: **552m²**