



For Sale, Land, Plot, Nicosia, Agrokipia, 805m²

For Sale : € 65,000

Description

Family Living and Long-term Investment

This spacious residential asset of 805m² in the serene village of Agrokipia represents an ideal opportunity for high-quality residential development in a region favored for its natural beauty and suburban tranquility. Falling within a residential planning zone with a 60% building density and a 35% coverage factor, the property is perfectly suited for a generous single-family custom home or a development of two modern residences that prioritize large garden space and 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 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 strategic position and established residential zoning 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 Agrokipia, Nicosia. This 805m² property is situated in an organized residential neighborhood and offers a clear canvas for a high-spec private villa or a boutique residential project. The plot benefits from its balanced proportions and proximity to the primary natural and cultural infrastructure of the region. The 60% building factor is a strategic advantage for those seeking to balance indoor living space with comfortable private yards, capitalizing on the clean air of the area and the surging demand for hybrid rural-suburban living in 2026. This residential land represents a rare chance to secure a large plot in a quiet community known for its traditional character and scenic views.

Building Data

Building Density 60%

Cover Factor 35%

Town Planning Zone Residential

Plot Size 805m²

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available

Proximity Landmarks

The historic Monastery of Agios Panteleimon Acheiras is located within a 5-minute drive, serving as a major spiritual and cultural landmark for the Agrokipia community.

The Agrokipia village core, known for its traditional character and local services, is within walking distance of the property.

The Mitsero area and the scenic landscapes of the Solea valley foothills are in immediate proximity, offering extensive nature trails and outdoor recreation.

The Nicosia-Anthoupoli road artery is easily accessible, ensuring that the capital remains within a convenient 25-minute commute via the 2026 road networks.

Local community parks and primary schools in Agrokipia are located nearby, providing essential infrastructure for new families.

The regional centers of Klirou and Malounta are within a short drive, offering expanded commercial, health, and business services for the local population.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "Serene Mountain Retreat," acting as a bridge between the absolute tranquility of the Nicosia district mountains and the professional pulse of the capital, offering rapid access via the recently delivered 2026 road networks.

Plots of land for sale in Agrokipia: A rare opportunity to acquire a large residential plot of 805m² with 60% density in a high-value growth zone.

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 tax landscape, making residential developments in the semi-mountainous regions more transparent and cost-effective.

Government Housing Subsidy: As of March 27, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with enhanced grants for eligible families.

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.

Large Plot Advantage: The 805m² size is a primary choice for buyers targeting extensive outdoor area for pools, gardens, and multi-generational living in a scenic setting.

Digital Infrastructure: The village is fully integrated into the 2026 high-speed fiber networks, making it a primary choice for remote



professionals seeking a picturesque 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 scenic growth 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: **805m²**



Gallery

