



For Sale, Land, Plot, Nicosia, Agrokipia, 965m²

For Sale : € 70,000

Description

Family Living and Long-term Investment

This expansive 965m² residential asset in the tranquil village of Agrokipia represents an ideal opportunity for high-quality residential development in a region favored for its natural beauty and suburban serenity. Falling within a residential planning zone with a 60% building density and a 35% coverage factor, the property is perfectly suited for a spacious single-family custom home or a development of two modern houses that prioritize generous 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 substantial size 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 965m² property is situated in an organized residential neighborhood and offers a vast, clear canvas for a high-spec private villa or a boutique residential project. The plot benefits from its significant frontage 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 substantial indoor living space with ample private yards, capitalizing on the area's fresh air and the growing demand for rural-suburban hybrid living in 2026. This residential land represents a rare chance to secure a large plot in a peaceful community known for its traditional character and scenic vistas.

Building Data

Building Density 60%

Cover Factor 35%

Town Planning Zone Residential

Plot Size 965m²

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available

Proximity Landmarks

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

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

The Mitsero region and the scenic landscapes of the Solea valley foothills are located in the immediate vicinity, offering extensive nature trails and outdoor exploration.

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

Local community parks and elementary educational facilities within Agrokipia are nearby, providing essential infrastructure for young families.

The Klirou and Malounta regional hubs are situated within a short drive, offering expanded retail, health, and commercial services for the local population.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "Peaceful Foothill Retreat," acting as a bridge between the absolute tranquility of the Nicosia district mountains and the professional 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 large 965m² residential plot 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 foothill districts 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 965m² size is a primary choice for buyers targeting extensive outdoor space for swimming pools, gardens, and multi-generational living in a scenic setting.



Digital Infrastructure: The village is fully integrated into the 2026 high-speed regional fiber-to-the-home network, making it a primary choice for remote professionals.

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 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: **965m²**