



For Sale, Land, Plot, Nicosia, Carolina Park, 610m²

For Sale : € 195,000

Description

Small Development and High-Value Living

This premium 610m² residential asset in the elite Carolina Park area of Nicosia represents a premier opportunity for custom home development in one of the capital's most prestigious and sought-after residential suburbs. Falling within a high-specification planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for a modern two-story family residence that prioritizes luxury, extensive floor area, and architectural harmony with the surrounding high-end estates. 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 residential units within designated growth zones. The plot's strategic position within this exclusive enclave and its substantial development volume 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 Carolina Park, Nicosia. This 610m² property is situated in an organized, elite residential neighborhood and offers a clear canvas for a high-spec private villa or a boutique residential project. The plot benefits from its level surface and proximity to the primary commercial and educational infrastructure of the Nicosia district. The 90% building factor is a strategic advantage for those seeking to maximize living space while capitalizing on the area's high connectivity and the surging demand for premium suburban living in 2026. This residential land represents a rare chance to secure a plot in a fully developed community known for its green spaces and high-quality infrastructure.

Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential

Plot Size 610m²

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available

Proximity Landmarks

The Senior School and other major private educational institutions are located within a short 5-minute drive, making it a primary choice for executive families.

The General Hospital of Nicosia and the Mall of Cyprus retail hub are situated in the immediate vicinity, providing world-class healthcare and shopping amenities.

The A1 Motorway entrance is accessible within 3 minutes, ensuring that the capital's business center and Larnaca International Airport are reachable via the recently delivered 2026 road networks.

The Athalassa National Forest Park, offering extensive walking and cycling trails through nature, is located nearby, providing immediate access to Nicosia's largest green lung.

The Carlsberg area and the expanding professional hubs of Latsia and Geri are situated within a short drive, adding to the strategic value of the location.

Local high-end cafes, gourmet markets, and sports facilities within the Carolina Park and Latsia area are within close proximity, offering an upscale Mediterranean lifestyle.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as an "Executive Suburban Hub," acting as a bridge between the absolute tranquility of Nicosia's premium residential belts 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 Nicosia Carolina Park: A rare opportunity to acquire a residential plot with 90% density in an elite, high-connectivity 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 premium Nicosia districts more transparent and cost-effective.

Government Housing Subsidy: As of March 27, 2026, this plot qualifies for updated housing grants under the 6th Edition Revitalization Scheme for eligible primary residence construction.

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.



High-Yield Development: The 90% density is a primary choice for buyers targeting maximum indoor area for larger luxury family villas in a high-demand suburban setting.

Digital Infrastructure: The community is fully integrated into the 2026 high-speed 5G+ and fiber-to-the-home network, making it a primary choice for remote executives.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of suburban luxury and high-value investment potential, this Carolina Park plot is an unparalleled opportunity. Residential land with 90% 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
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Main Features

Property Subtype: Plot	Town Planning Zone: Residential
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Area

Plot Area: **610m²**



Gallery

