



For Sale, Land, Plot, Nicosia, Carolina Park, 560m²

For Sale : € 180,000

Description

Small Development and High-Value Living

The Foundation of Your Future. This prime 560 sqm residential plot in the prestigious Carolina Park area represents a premier opportunity for custom home development in one of Nicosia's most elite suburban enclaves. Falling within the Ka6 planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for a spacious two-story family residence that prioritizes privacy, modern architecture, and a high quality of life. 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 designated growth zones like Dali and Latsia. The plot's positioning within a master-planned community with extensive green spaces ensures a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description For Sale, Land, Plot, Nicosia, Carolina Park. This 560 sqm plot is located in a refined residential area known for its lush greenery and high-end custom villas. The property offers a 90% building density and a 50% coverage factor, allowing for the construction of a modern two-story home with a maximum height of 10 meters. This residential land offers a level surface ready for immediate development and is situated in a high-demand residential pocket. The 90% building factor is a strategic advantage for those seeking to design a functional and spacious residence with room for a private pool and gardens, capitalizing on the area's excellent accessibility and the prestige of one of Nicosia's most vegetated neighborhoods in 2026.

Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone Ka6 (Residential)

Total Area 560 sqm

Maximum Floors 2

Maximum Height 10 meters

Title Deed Available

Proximity Landmarks

The Nicosia-Larnaca and Nicosia-Limassol Highway interchange is located within a 5-minute drive, providing a direct and rapid connection to the capital and the coastal cities.

The Mall of Cyprus and the IKEA commercial hub are situated approximately 8 minutes away, offering comprehensive retail, dining, and lifestyle amenities.

The Nicosia General Hospital, serving as the primary medical facility for the district, is located within a short 6-minute drive from the property.

The Bank of Cyprus Sporting Club and the GSP Stadium are the primary recreational and athletic landmarks in the immediate area, offering top-tier facilities for residents.

A planned local commercial center at the western entrance of Carolina Park is designed to house essential shops and services for the community's daily needs.

The National Forest Park of Athalassa, providing over 800 hectares of green space and nature trails, is reachable within 10 minutes, enhancing the environmental appeal of the location.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning within a master-planned "oasis," acting as a bridge between the tranquility of extensive landscaped parks and the executive pulse of Nicosia's "New Centre" via the recently delivered 2026 road networks.

Plots of land for sale in Carolina Park: A rare opportunity to acquire a 560 sqm residential plot with 90% density in a prestigious, green-focused neighborhood.

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.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating 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.

Master-Planned Security: Carolina Park features over 30,000 sqm of public green areas, pedestrian walkways, and professional



maintenance services for common areas.

Digital Infrastructure: The area is fully served by the 2026 high-speed 5G+ and fiber-to-the-premises network, making it a primary choice for modern smart homes and remote professionals.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of suburban peace and high-value investment potential, this Carolina Park plot is an unparalleled opportunity. Residential land with 90% 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: **560m²**



Gallery

