



For Sale, Land, Plot, Nicosia, Carolina Park, 621m²

For Sale : € 190,000

Description

Small Development and High-Value Living

The Foundation of Your Future. This 621 sqm residential plot in the prestigious Carolina Park area represents a premier opportunity for high-value development in one of Nicosia's most elite suburban enclaves. Falling within a residential planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for a sophisticated custom-made villa or a pair of modern semi-detached houses that prioritize privacy, luxury, and architectural excellence. 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 projects in designated growth corridors. The plot's location in a purely residential oasis characterized by over 30,000 sqm of landscaped green areas ensures 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. This property totals 621 sqm and is situated in a high-demand residential pocket famous for its lush greenery and family-oriented environment. The plot falls within a residential planning zone with a 90% building density and a 50% coverage factor, allowing for a maximum of 2 floors and a height of 10 meters. This residential land offers a level surface ready for immediate construction and is part of a master-planned community featuring 2 kilometers of pedestrian walkways and manicured parks. The 90% building factor is a strategic advantage for those seeking to build a large-scale private residence with ample space for outdoor living and private pools, capitalizing on the area's unmatched prestige and the growing demand for high-spec suburban homes in 2026.

Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Ka6/Ka8 equivalent)

Total Area 621 sqm

Maximum Floors 2

Maximum Height 10 meters

Title Deed Available

Proximity Landmarks

The Mall of Cyprus and IKEA, Nicosia's premier retail and dining destinations, are located within a 5-minute drive, ensuring immediate access to international brands and lifestyle amenities.

The GSP Stadium, the island's largest athletic hub and home to major sporting events, is situated just 3 kilometers from the property, providing top-tier recreational facilities.

The Nicosia General Hospital, the country's primary medical center, is located in the immediate vicinity, providing comprehensive healthcare services within a short drive.

The A1 Nicosia-Limassol Motorway is reachable within 3 minutes, offering a direct and rapid connection to the southern coastal cities and the capital's city center.

The Senior School and other prestigious private educational institutions are located within a 5-10 minute radius, making this an ideal location for resident families.

The Bank of Cyprus Sporting Club and other exclusive social clubs are situated nearby, further enhancing the area's reputation as a hub for professional and family leisure.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning within Nicosia's "New Centre," acting as a bridge between the tranquil greenery of a private park and the executive pulse of the capital, while offering rapid access to business hubs via the recently delivered 2026 road networks.

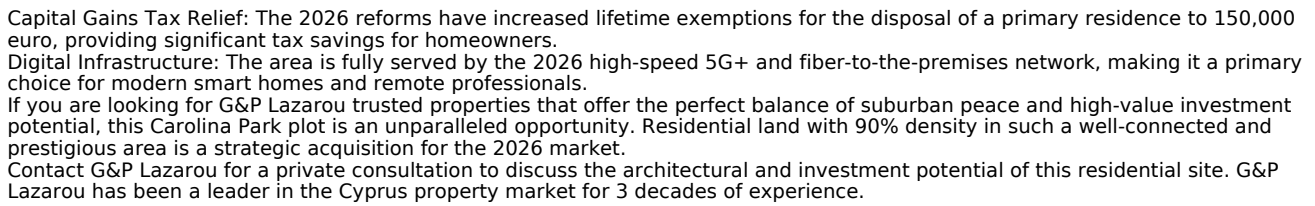
Plots of land for sale in Carolina Park: A rare opportunity to acquire a residential plot with 90% density in Nicosia's most vegetated and elite suburban area.

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.

No Stamp Duty 2026: The January 1st tax reform provides immediate upfront savings for buyers, significantly lowering the entry cost for high-value land acquisitions.

Elite Community Specs: Carolina Park is designed with underground electricity cables and wide landscaped roads, ensuring a clean and modern aesthetic for your future home.

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



Property Type: **Land** Status: **Available** [Website](#)

Property Subtype: **Plot** Town Planning Zone: **Residential**

Plot Area: **621m²**



Gallery

