



For Sale, Land, Plot, Nicosia, Stelmek Area, 552m²

For Sale : € 200,000

Description

Small Development and High-Value Living

This residential asset in the prestigious Stelmek area of Lakatamia represents a premier opportunity for custom home development in one of Nicosia's most sought-after and modern residential suburbs. Falling within a high-specification planning zone with an 80% building density and a 45% coverage factor, the property is perfectly suited for a sophisticated two-story family residence that prioritizes luxury, ample living space, and architectural harmony. 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 in this contemporary 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 Stelmek, Lakatamia. This property is situated in a meticulously organized, modern residential neighborhood and offers a clear canvas for a high-spec private villa or a bespoke residential project. The plot benefits from its level surface and proximity to the primary commercial and educational infrastructure of the Nicosia district. The 80% 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 wide streets, green spaces, and high-quality infrastructure.

Building Data

Building Density 80%

Cover Factor 45%

Town Planning Zone Residential

Maximum Floors 2

Maximum Height 10 meters

Title Deed Available

VAT Subject to VAT

Proximity Landmarks

The Pediaios Linear Park, offering Nicosia's most extensive walking and cycling trails through nature, is located within a 3-minute drive, providing immediate access to the city's green lung.

The Nicosia Mall and the surrounding high-end retail hub are situated in the immediate vicinity, providing world-class shopping, dining, and entertainment amenities.

The University of Nicosia and the surrounding academic district of Engomi are reachable within 8 minutes, making it a primary choice for professional and academic families.

The Apollonion Private Hospital and other major healthcare facilities are located nearby, ensuring rapid access to premier medical services.

The Archangelos area and the strategic junctions leading to the Nicosia-Troodos highway are accessible within minutes via the recently delivered 2026 road networks.

Local gourmet markets, private gyms, and specialized educational centers within the Stelmek and Lakatamia 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 a "Modern Executive Hub," acting as a bridge between the absolute tranquility of Lakatamia's premium residential belts and the professional pulse of the Engomi business district, while offering rapid access via the recently delivered 2026 road networks.

Plots of land for sale in Stelmek: A rare opportunity to acquire a residential plot with 80% 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 80% 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 Stelmek plot is an unparalleled opportunity. Residential land with 80% 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](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **552m²**



Gallery

