



For Sale, Land, Plot, Nicosia, Anageia, 553m²

For Sale : € 70,000

Description

Family Living and Long-term Investment

This prime corner plot in the peaceful Anayia area represents an ideal opportunity for high-quality residential development in a region favored for its suburban tranquility and rapid access to the capital. Falling within a residential planning zone with a 60% building density and a 35% coverage factor, the property is perfectly suited for the development of two modern houses or a spacious single-family custom home that prioritizes 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 Anayia. The plot's strategic corner position and established residential zoning ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Corner plot for sale in Anayia area. This property is situated in an organized residential neighborhood and is specifically suitable for the development of two independent houses. The plot falls within a Residential Planning Zone with a 60% building density and a 35% coverage factor, allowing for a maximum of 2 floors and a height of 8.3 meters. This residential land offers a prominent corner frontage, facilitating flexible architectural layouts and the potential for separate entrances for each unit. The 60% building density is a strategic advantage for those seeking to balance indoor living space with ample private yards, capitalizing on the growing demand for family-oriented suburban living in 2026.

Building Data

Building Density 60%

Cover Factor 35%

Town Planning Zone Residential

Configuration Corner Plot

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available

Proximity Landmarks

The village core of Anayia, featuring traditional architecture and essential local services, is located within a 2-minute drive from the property.

The Grammatico private school and other major educational institutions in the Deftera and Lakatamia areas are situated in the immediate vicinity, making it a primary choice for families.

The Pedieos River linear park and its extensive walking and cycling trails are located nearby, providing immediate access to nature and outdoor recreation.

The Nicosia-Palaichori main road is easily accessible, ensuring that the capital's business center is reachable within a 15-minute commute via the recently delivered 2026 road networks.

The Nicosia Mall and the surrounding retail and entertainment hub in Lakatamia are situated within a short 10-minute drive.

The historic Monastery of Agios Panteleimon and the scenic foothills of the Machairas forest are reachable within 20 minutes, offering a perfect weekend escape.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "Suburban Sanctuary," acting as a bridge between the absolute tranquility of the Nicosia countryside 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 Anayia: A rare opportunity to acquire a residential corner plot with 60% density, ideal for two houses.

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.

Corner Plot Advantage: The dual-street frontage provides enhanced privacy, better natural lighting for architectural designs, and easier access for multiple residential units.

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.

Wellness and Nature Focus: Located near the Pedieos green belt, this plot is ideal for buyers prioritizing health, clean air, and an active lifestyle within a suburban setting.

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.

Digital Infrastructure: The area is fully integrated into the 2026 high-speed 5G+ and fiber-to-the-home networks, making it a primary



choice for 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 Anayia corner plot is an unparalleled opportunity. Residential land with 60% density in such a strategic growth 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: **553m²**



Gallery

