



For Sale, Land, Plot, Nicosia, Tseri, 643m²

For Sale : € 119,000

Description

Family Living and Long-term Investment

The Foundation of Your Future. This spacious under-construction residential plot in the serene Tseri-Lapatsa area of Nicosia presents a unique opportunity for those envisioning a custom-built family sanctuary. Spanning 643 square meters, the property is characterized by a 60% building density and a 35% coverage coefficient, making it ideal for the development of a large family house or two semi-detached residences that prioritize privacy, garden space, and high-quality living. In March 2026, the area has seen a significant surge in value following the official delivery of the 30.7 million euro Ippokratous-Argrypoleos-Tseriou road network earlier this month. This transformative infrastructure project has introduced four-lane connectivity and enhanced pedestrian access, seamlessly linking the Tseri-Lapatsa corridor to the wider Nicosia district and the Nicosia Ring Road. The investment landscape is further bolstered by the landmark tax reforms of January 1st, 2026, which saw the total abolition of stamp duty and a substantial increase in the primary residence capital gains exemption to 150,000 euro. For families looking to build, this plot offers the rare combination of a tranquil suburban setting with rapid modern access to the capital's commercial centers.

Description Spacious Under Construction Residential Plot 643 sq.m in Tseri-Lapatsa road ideal for a Family House or Houses, with building factor 60% and coverage coefficient 35%. Subject to V.A.T. The generous dimensions of this plot allow for expansive architectural designs with ample room for private swimming pools and landscaped yards. Its position on the Tseri-Lapatsa road ensures long-term appreciation as the district continues to evolve into a premier residential hub. Subject to V.A.T.

Building Density 60%

Cover Factor 35%

Town Planning Zone Residential

Plot Area 643 m²

Proximity Landmarks Located along the Tseri-Lapatsa connection, in close proximity to the Lapatsa Riding School and the newly upgraded Tseriou Avenue roundabout.

Strategic Location and Suburban Tranquility

The value of this property is defined by its strategic placement within a high-growth residential zone, offering a balanced lifestyle that caters to modern family needs while securing a strong financial legacy.

Plots of land for sale in Nicosia: A premium 643 sq.m plot offering the space and density requirements for a high-end family residence in the emerging Tseri-Lapatsa district.

Cyprus real estate investment: A strategically positioned asset benefiting from the 2026 tax reforms, including the 0% Special Cyprus Contribution on rental income and lower transaction costs due to the removal of stamp duty.

Government Housing Subsidy: As of March 2026, this location qualifies for the latest Housing Revitalization Scheme, offering grants of up to 70,000 euro for eligible young families and first-time builders.

Energy Efficiency Grants: Buyers can utilize the 2026 "Green Transition" tax deductions of up to 1,000 euro per parent for installing renewable energy systems or EV charging infrastructure in their new home.

Tseri-Lapatsa Infrastructure: The recent completion of major road upgrades has reduced travel times to Nicosia's city center by over 10 minutes while adding 3,000 trees to the local landscape for improved environmental quality.

Nicosia Ring Road: Access to Phase A of the orbital motorway is just minutes away, providing a direct bypass to the Nicosia-Limassol and Nicosia-Troodos highways.

Local Amenities: The plot is situated within a short drive of the Tseri primary schools, local supermarkets, and the healthcare facilities of the nearby Lakatamia district.

If you are seeking G&P Lazarou trusted properties that emphasize spacious living and long-term security, this Tseri-Lapatsa plot is the ideal choice for your next project. G&P Lazarou has been a cornerstone of the Cyprus property market for 3 decades of experience.

Contact G&P Lazarou for a private consultation to explore the development potential of this exceptional residential site.

Details

Property Type: **Land**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **643m²**



Gallery

