



## For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 986m<sup>2</sup>

For Sale : **€ 135,000**

### Description

Family Living and Long-term Investment

The Foundation of Your Future. This residential plot in the Kokkinotrimithia area represents a premier opportunity for custom home development in one of Nicosia's most rapidly expanding suburban districts. Falling within the H2 planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for a spacious two-story family residence or a private dual-unit development. 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 Kokkinotrimithia. The availability of a title deed ensures a secure and transparent acquisition, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot in Kokkinotrimithia area. The plot falls within the Residential Planning Zone H2 with a building density coefficient of 90% and a coverage coefficient of 50%. Title deed is available for immediate transfer. This residential land offers a level surface ready for immediate construction and is situated in a high-demand residential pocket. The H2 zone's 90% building factor is a strategic advantage, allowing for the creation of a modern family home with ample space for outdoor amenities, capitalizing on the area's excellent accessibility and growing demand for high-quality suburban living.

### Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Zone H2)

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available

### Proximity Landmarks

The B9 Motorway and Nicosia-Troodos highway link are located within a 4-minute drive, providing a direct and rapid connection to the capital's city center and the western regions.

The Kokkinotrimithia Community Centre is situated approximately 1.1 kilometers away, providing easy access to local cafes, traditional taverns, and administrative services.

Neo Plaza and the Cyprus Fashion Outlet are the primary commercial landmarks in the area, situated a short drive away, offering a wide range of retail, dining, and entertainment options.

The Kokkinotrimithia Regional High School and local primary schools serve as the central educational infrastructure for the community, located within the immediate vicinity of this residential area.

Lidl Kokkinotrimithia and other major supermarkets are located along the main commercial axis of the village, ensuring immediate access to all essential daily shopping needs.

The Kokkinotrimithia Health Center provides essential medical services to the region and is situated just a short drive from the property.

### Strategic Location and Urban Connectivity

The value of this property is rooted in its suburban positioning, acting as a bridge between the tranquility of village life and the executive 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 Kokkinotrimithia: A rare opportunity to acquire a residential H2 plot with 90% density in a sought-after growth area.





## Gallery

