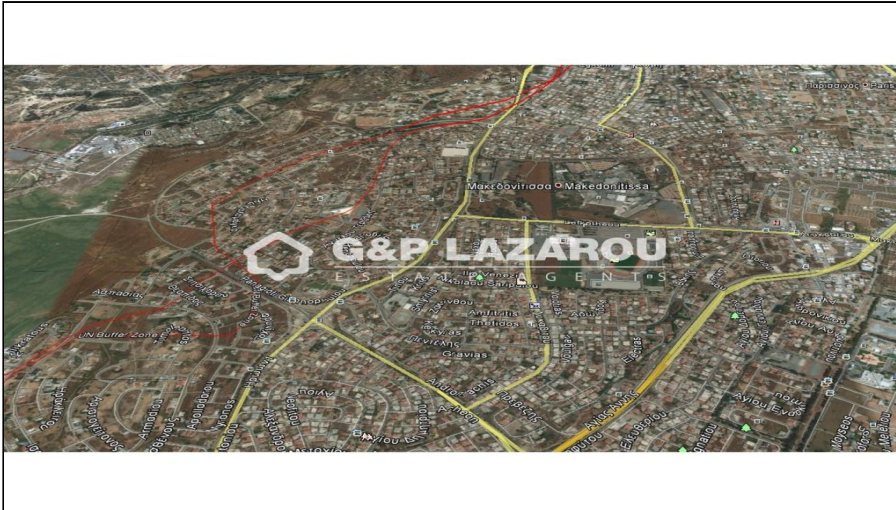




For Sale, Land, Plot, Nicosia, Stelmek Area, 544m²

For Sale : € 170,000

Description

Family Living and Long-term Investment

The Foundation of Your Future. This 544 sqm residential plot in the prestigious Stelmek area of Makedonitissa represents a premier opportunity for custom home development in one of Nicosia's most elite and sought-after suburban districts. Falling within a residential planning zone with an 80% building density and a 45% coverage factor, the property is perfectly suited for a spacious two-story family residence that prioritizes privacy, architectural excellence, and a high quality of life. 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 designated zones. The plot's positioning in a modern, high-end neighborhood ensures a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot (544 sqm) in the Stelmek area of Makedonitissa. The plot is ideal for the development of one family home and is situated in a newly developed neighborhood characterized by modern villas and quiet streets. This residential land offers a level surface ready for immediate construction and is served by all modern utilities. The 80% building factor is a strategic advantage for those seeking to build a large-scale custom home with ample space for outdoor amenities, capitalizing on the area's prestige and the constant demand for high-quality living in 2026.

Building Data

Building Density 80%

Cover Factor 45%

Town Planning Zone Residential

Total Area 544 sqm

Maximum Floors 2

Title Deed Available

Proximity Landmarks

The University of Nicosia and the surrounding medical and educational hub are located within a 5-minute drive, making this an ideal location for professionals and academics.

The Mall of Engomi and the commercial center of Makedonitissa are situated approximately 6 minutes away, offering a wide range of retail, dining, and international amenities.

The Archangelos Michael Church and the linear park of the Pedieos River are located in the immediate vicinity, providing residents with beautiful walking trails and recreational green space.

The Nicosia-Troodos Motorway (A9) is reachable within a 4-minute drive, providing a direct and rapid connection to the capital's city center and the western districts.

Pascal English School and other leading private educational institutions are located within a short driving distance, serving the educational needs of the local community.

The Apollonion Private Hospital provides world-class medical services and is situated just 5 minutes from the Stelmek neighborhood.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning within a high-status suburban enclave, acting as a bridge between the tranquility of Stelmek 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 Makedonitissa: A rare opportunity to acquire a 544 sqm residential plot with 80% density in the exclusive Stelmek 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.

Government Housing Subsidy: As of March 26, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with enhanced grants for eligible families in specified areas.

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

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.

Elite Neighborhood Status: Stelmek is recognized as one of Nicosia's premier growth areas, attracting high-net-worth individuals and young professionals.

Digital Infrastructure: The area is fully served by the 2026 high-speed 5G+ and fiber-to-the-premises network, making it a primary choice for modern smart homes and remote executive work.



If you are looking for G&P Lazarou trusted properties that offer the perfect balance of suburban peace and high-value investment potential, this Stelmek plot is an unparalleled opportunity. Residential land with 80% density in such a well-connected 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: **544m²**



Gallery

