



For Sale, Land, Plot, Nicosia, Tseri, 500m²

For Sale : € 115,000

Description

Family Living and Long-term Investment

The Foundation of Your Future. This residential plot in the traditional village of Tseri offers a prime opportunity for those looking to establish a custom family home in one of Nicosia's most sought-after suburban areas. Currently under division and situated within the Kα8 planning zone, the property features a building density of 60% and a 35% coverage factor. These specifications are ideally suited for a spacious two-storey residence that emphasizes privacy and generous outdoor living space. As of March 19, 2026, the local real estate landscape has been significantly transformed by the official delivery of the 30.7 million euro Ippokratous-Argyroupoleos-Tseriou road network earlier this month. This major infrastructure project has introduced four-lane connectivity and enhanced pedestrian amenities, seamlessly linking Tseri to the Nicosia Ring Road and drastically reducing travel times to the city center. This enhanced connectivity, combined with the plot's quiet village setting, ensures a high-value living environment that bridges modern convenience with suburban tranquility.

Description Residential plot in Tseri village. Under division. The plot fall with the Residential Planing Zone Kα8, with a buiding density of 60% and a coverage coefficient of 35%. Maximum floors 2 and 10 meters height. The plot's balanced density allows for modern architectural designs that prioritize functional family spaces while maintaining significant garden areas. Its location within a developing residential zone ensures long-term asset appreciation. Title deed is available.

Building Density 60%

Cover Factor 35%

Town Planning Zone Residential (Zone Kα8)

Proximity Landmarks Situated within a 5-minute drive of the Tseri A' Primary School and the newly completed Tseriou Avenue roundabout, providing rapid access to the Nicosia-Limassol highway.

Strategic Location and Urban Connectivity

The value of this property is further enhanced by its placement within a core residential enclave, offering a sophisticated lifestyle perfectly connected to the administrative and commercial heart of Nicosia.

Plots of land for sale in Nicosia: A premier opportunity to acquire a subdivided residential plot in the family-oriented community of Tseri.

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 2026, this plot is eligible for the 6th Edition of the Housing Revitalization Scheme, offering grants of up to 70,000 euro for eligible beneficiaries, which can now be combined with energy grants for total support up to 100,000 euro.

Tax Reform 2026: Investors and homebuyers benefit from the landmark tax reforms enacted on January 1st, including a doubled primary residence Capital Gains Tax exemption of 150,000 euro and the complete removal of stamp duty on property contracts.

Renovate-Rent Scheme: Under updated March 2026 guidelines, owners in this district can access increased grants for building units intended for the affordable rental market, with higher income limits for potential tenants.

Nicosia Ring Road: Located nearby, Phase 1 of this orbital motorway provides a direct bypass to the capital's main arteries, bypassing heavy urban traffic.

Local Amenities: The village center offers convenient access to traditional bakeries, pharmacies, and the upgraded municipal services of the Tseri district.

Healthcare Access: The Lakatamia Health Centre is accessible in under 10 minutes, ensuring comprehensive medical support for residents.

If you are looking for G&P Lazarou trusted properties that offer the perfect foundation for a family legacy, this Tseri village plot represents an unparalleled opportunity in the 2026 market. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Contact G&P Lazarou for a private consultation to discuss the development potential and investment benefits of this residential site.



Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **500m²**



Gallery

