



For Sale, Land, Plot, Nicosia, Pera Chorio, 540m²

For Sale : € 718,200

Description

Small Development and High-Value Living

The Foundation of Your Future. These under-division plots in a prime residential area of Pera Chorio Nisou represent a strategic opportunity for those looking to balance high-yield potential with the comfort of a quiet, established neighborhood. Falling within the Ka6 planning zone, the properties offer a substantial building density of 90% and a 50% coverage factor, making them exceptionally versatile for either bespoke family residences or small-scale multi-unit developments. In March 2026, the local real estate market is notably robust following 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, significantly improving net acquisition value and yield potential for investors. Furthermore, the 2026 market is supported by the 6th Edition of the Housing Scheme for the Revitalization of Specific Rural Areas, which launched on March 2, 2026, providing significant financial incentives for primary residence construction in the Nicosia district. The flexibility to choose a plot that fits your specific needs ensures a tailored investment, a standard of quality we have prioritized for 3 decades of experience.

Description Under Division Plots in a nice area in Pera Chorio Nisou. It falls within the Residential Planning Zone Ka6 with building factor 90% and coverage 50%. Choose the ideal plot according to your needs. The area is characterized by a mix of modern residential developments and serene surroundings, offering an ideal environment for long-term residency or strategic acquisition.

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Zone Ka6)

Maximum Floors 2

Maximum Height 10 meters

Proximity Landmarks

Regional High School of Pera Chorio-Nisou is the central secondary educational pillar for the district, located on Archiepiskopou Makariou III Avenue and providing comprehensive facilities for the local youth.

Nipiagogeio Pera Choriou Nisou 1 & 2 are the community's public pre-primary schools, with Campus 1 on Eleftherias Street and Campus 2 on Archiepiskopou Makariou III, offering essential early childhood education within the residential core.

Idiotiki Elliniki Scholi Forum is a highly regarded private secondary school situated just 5 minutes away on Lemesou Avenue in Nisou, offering a Greek-curriculum private education alternative.

The Senior School in Latsia is accessible via a 10-minute drive. As of March 2026, it is a fully authorized IB World School, offering the International Baccalaureate Diploma Programme alongside the English National Curriculum.

Tseriou-Argyroupoleos-Ippokratous Bypass is a major road infrastructure project reaching its final delivery stage in March 2026, promising significant relief for daily commuters by creating a four-lane link that bypasses traditional congestion at Nicosia's southern entrance.

Strategic Location and Urban Connectivity

The value of these properties is reinforced by their location in a municipality that serves as a vital link between the capital and the south coast, offering a peaceful residential atmosphere with high-speed access to Nicosia's commercial center via the recently upgraded regional infrastructure.

Plots of land for sale in Pera Chorio: A versatile opportunity to acquire a high-density residential plot in a growing suburban community.

Cyprus real estate investment: A high-value 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 23, 2026, these plots qualify for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with grants of up to 100,000 euro for eligible applicants.



Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants of up to 40,000 euro for integrating residential units into the affordable rental market, with zero income tax on such rents for a four-year period.
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 end-users.
Development Versatility: The 90% building density allows for multi-unit projects, maximizing ROI in a market where demand for modern, suburban apartments is steadily rising.
Educational Hub: Immediate proximity to top-tier public and private schools makes this an ideal location for families prioritizing long-term educational stability.
Transit Connectivity: Positioned near major road arteries and the newly delivered 2026 bypass networks, reducing commute times to Nicosia, Larnaca, and Limassol.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of residential tranquility and high-yield development potential, these under-division plots in Pera Chorio are an unparalleled opportunity. Plots with 90% density in such a well-connected area are a primary choice for the 2026 market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of these high-value residential sites. 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: **540m²**



Gallery

