



For Sale, Land, Plot, Nicosia, Pera Chorio, 538m²

For Sale : € 69,000

Description

Small Development and High-Value Living

The Foundation of Your Future. This very privileged plot in Nisou represents an exceptional opportunity for those seeking a balance between high-yield potential and a serene residential lifestyle. Falling within a planning zone with a substantial building density of 90% and a 50% coverage factor, the property is perfectly suited for either a large, high-specification family residence or a strategic small-scale development. In March 2026, the local real estate market is experiencing a significant surge in value 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, drastically improving the net acquisition and yield profile for investors. Furthermore, the 2026 market is bolstered by the 6th Edition of the Housing Scheme for the Revitalization of Specific Rural Areas, which launched on March 2, 2026, offering combined grants for primary residences in eligible southern Nicosia communities. The plot's immediate proximity to a green area and its attachment to a pedestrian road ensure long-term privacy and an enhanced living environment, a standard of quality we have prioritized for 3 decades of experience.

Description Very privileged plot in Nisou close to all the amenities close to green area and attached to pedestrian road. The property offers a level topography that allows for efficient architectural design, maximizing the 90% density to create spacious, high-value living units. Its position within a quiet neighborhood, combined with direct access to local infrastructure, makes it a primary choice for residential development. Title deeds available.

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential

Maximum Floors 2

Maximum Height 10m

Proximity Landmarks

Regional Elementary School of Pera Chorio-Nisou A' & B' Click to open side panel for more information serves as the primary educational foundation for the area. Campus A is located on Eleftherias Street and Campus B on Archiepiskopou Makariou III, both within a 3-minute drive, offering a strong community-focused environment for young students.

Nisou Public Nursery Schools 1 & 2 provide essential pre-primary education, conveniently located on Eleftherias and Archiepiskopou Makariou III respectively, ensuring high-quality early childhood care within the immediate neighborhood.

Forum Private Greek School Click to open side panel for more information is a prestigious private secondary institution located at 290 Lemesou Avenue in Nisou. It is renowned for its academic excellence and modern facilities, offering a high-level educational path just minutes from the plot.

The Senior School Click to open side panel for more information is a short 10-minute drive away in Latsia. As of its March 2026 status, it continues to provide an elite English-language curriculum and is a designated IB World School, making it a top choice for international and local families.

Nicosia South Orbital Motorway (Phase B3) Click to open side panel for more information is a major infrastructure project that reached a key delivery milestone this month. This expansion significantly enhances regional connectivity, placing Nisou at a strategic junction between the capital and the southern coast.

Strategic Location and Urban Connectivity

The value of this property is rooted in its placement within a rapidly developing suburban corridor, offering a sophisticated lifestyle that is perfectly connected to both the administrative pulse of Nicosia and the southern coastal routes via the recently upgraded regional infrastructure.

Plots of land for sale in Nisou: A premier opportunity to acquire a high-potential residential plot in a well-served and tranquil suburban location.

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, this plot qualifies 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.
Privacy and Green Access: The plot's unique position next to a pedestrian road and green area ensures a high quality of life and safeguards the property's long-term residential appeal.
Development Versatility: The 90% building density is a strategic advantage for developers looking to capitalize on the increasing demand for high-quality suburban apartments in the Nicosia district.
Educational Infrastructure: The proximity to top-tier public schools and elite private institutions like Forum and The Senior School makes this a prime location for long-term family residency.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of residential peace and high-yield development potential, this Nisou plot is an unparalleled opportunity. Land with 90% density in such a privileged location 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 high-value 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
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Main Features

Property Subtype: Plot	Town Planning Zone: Residential
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Area

Plot Area: **538m²**



Gallery

