



## For Sale, Land, Plot, Nicosia, 5,686m<sup>2</sup>

For Sale : € 180,000

### Description

#### Family Living and Long-term Investment

The Foundation of Your Future. This expansive 5,686 sqm land parcel in Astromeritis represents a premier opportunity for custom home development or a private estate in one of Nicosia's most strategic rural-suburban transition zones. Falling within a planning zone with a 60% building density and a 35% coverage factor, the property is perfectly suited for a spacious family residence that prioritizes privacy, extensive garden space, 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 communities like Astromeritis. The plot's significant scale ensures a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

**Description For Sale, Land, Plot, Astromeritis, Nicosia.** This substantial property features an area of 5,686 sqm, offering a generous canvas for a large-scale residential project or a multi-generational family compound. The property offers a 60% building density and a 35% coverage factor, allowing for the construction of a modern residence with ample space for outdoor living, agricultural use, or extensive landscaping. This residential land offers a level surface ready for development and is situated in an area experiencing steady growth due to improved connectivity. The 60% building factor is a strategic advantage for those seeking a tranquil lifestyle without compromising on the potential for a grand architectural design, capitalizing on the area's increasing accessibility and the demand for spacious suburban living in 2026.

#### Building Data

Building Density 60%

Cover Factor 35%

Total Area 5,686 sqm

Maximum Floors 2

Maximum Height 8.3 meters

#### Proximity Landmarks

The Astromeritis-Evrychou Highway extension, with key phases delivered through early 2026, is located in the immediate vicinity, providing a direct and rapid connection to the capital and the Troodos mountains.

The Astromeritis Primary School and local community services are situated within a 3-minute drive, ensuring easy access to essential educational and administrative needs.

The Troodos Mountains gateway is just 15 minutes away, offering residents immediate access to nature, hiking trails, and traditional mountain villages.

The Nicosia-Troodos Motorway (A9) interchange is located a short drive from the property, facilitating a comfortable commute to the capital's business districts.

Major supermarkets and local bakeries serving the western Nicosia district are located along the main Astromeritis commercial road, providing all daily necessities.

The Peristerona Health Center provides essential medical services to the region and is situated just a 5-minute drive from the property.

#### Strategic Location and Urban Connectivity

The value of this property is rooted in its massive scale and strategic positioning at the crossroads of Nicosia and the mountains, acting as a bridge between rural tranquility and the executive pulse of the capital via the recently delivered 2026 road networks.

**Plots of land for sale in Astromeritis:** A rare opportunity to acquire a substantial 5,686 sqm plot with 60% density in a strategic growth corridor.

**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.

**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.

**Privacy and Scale:** The 5,686 sqm area is ideal for buyers seeking total privacy or those looking to establish a sustainable lifestyle estate within reach of the city.

**Digital Infrastructure:** The area is fully served by the 2026 high-speed 5G+ network, making it a primary choice for modern smart



homes and remote professionals who value space.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of suburban peace and high-value investment potential, this Astromeritis plot is an unparalleled opportunity. Residential land with 60% 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.

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### 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: **5,686m<sup>2</sup>**



## Gallery

