



For Sale, Land, Plot, Nicosia, 551m²

For Sale : € 60,000

Description

Small Development and High-Value Living

This 90% density residential asset in the strategic village of Astromeritis represents a premier opportunity for custom home development in a region defined by its role as a central hub connecting the capital to the Troodos foothills. Falling within the H2 planning zone with a 50% coverage factor, the property is perfectly suited for a modern two-story family residence or a multi-unit project that prioritizes high-value floor area and efficient land use. 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 residential units within designated revitalization zones like Astromeritis. The plot's strategic position and high development volume ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot for sale in Astromeritis village. This property is situated in an organized residential neighborhood and offers a clear canvas for a high-spec private villa or a boutique residential project. The plot falls within Residential Planning Zone H2 with a building density coefficient of 90% and a coverage coefficient of 50%, allowing for a maximum of 2 floors and a height of 8.3 meters. This residential land benefits from its level surface and proximity to the primary commercial and educational infrastructure of the region. The H2 zone's 90% building factor is a strategic advantage for those seeking to maximize living space while capitalizing on the area's high connectivity and the surging demand for affordable luxury living in 2026.

Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone H2 (Residential)

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available

Proximity Landmarks

The Astromeritis Primary School and the community's central administrative services are located within a short walking distance, making it a primary choice for young families.

The historic Church of Agios Afxivios and the traditional village core, featuring local taverns and retail shops, are situated in the immediate vicinity.

The main Nicosia-Troodos highway (A9) is easily accessible, ensuring that the capital's business center is reachable within a 25-minute commute via the recently delivered 2026 road networks.

The Peristerona and Akaki regional hubs are located within a 5-minute drive, providing expanded healthcare, banking, and commercial services.

The Morphou Bay area and the scenic citrus groves of the Western Mesaoria are situated nearby, offering a unique natural backdrop to the residential zone.

Major supermarkets and specialized retail centers serving the entire Western Nicosia district are located within a short drive of the property.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "Central Logistics Hub," acting as a bridge between the historic agricultural heartland and the expanding 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 Astromeritis: A rare opportunity to acquire a residential H2 plot with 90% density in a high-connectivity growth zone.

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.

Tax Reform 2026: The January 1st reforms have simplified the tax landscape, making residential developments in the Western Nicosia district more transparent and cost-effective.

Government Housing Subsidy: As of March 27, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with enhanced grants for eligible families.

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.

High-Yield Development: The 90% density is a primary choice for buyers targeting maximum indoor area for larger family villas or rental units in a high-demand suburban setting.



Digital Infrastructure: The village is fully integrated into the 2026 high-speed regional fiber-to-the-home network, making it a primary choice for remote professionals.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of rural connectivity and high-value investment potential, this Astromeritis plot is an unparalleled opportunity. Residential land with 90% density in such a strategic 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: **551m²**



Gallery

