



For Sale, Land, Plot, Nicosia, 564m²

For Sale : € 65,000

Description

Small Development and High-Value Living

This residential asset in the strategic community of Astromeritis represents a premier opportunity for custom home development in a region defined by its vital role as a primary junction between the capital and the western districts. Falling within the H2 planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for a modern two-story family residence that prioritizes generous living space and architectural efficiency. 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 established residential zoning and available title deed 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, Nicosia. This property is situated in an organized residential neighborhood and offers a clear canvas for a high-spec private home. 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 position in a community that serves as a central hub for commerce and transit in the Nicosia district. The 90% building factor is a strategic advantage for those seeking to maximize indoor floor area while capitalizing on the area's high accessibility and the growing demand for quality suburban living in 2026.

Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (H2)

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available

Proximity Landmarks

The Astromeritis-Troodos and Nicosia-Morfoú road junction, a primary transit point for the island, is located within the immediate vicinity of the property.

The Astromeritis Primary School and local community parks are situated nearby, providing essential infrastructure for new families.

The commercial core of the village, featuring supermarkets, banks, and essential retail services, is within walking distance.

The Peristerona area and its historic Byzantine monuments are reachable within a 5-minute drive from the plot.

The Troodos mountains and the Morphou Bay coastline are both accessible within a 25-30 minute drive, offering a balanced lifestyle between the mountains and the sea.

The capital of Nicosia is reachable within a 25-minute commute via the recently delivered 2026 road networks and the high-speed transit corridors.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "Strategic Transit Hub," acting as a bridge between the professional pulse of the capital and the natural beauty of the western districts, while offering rapid access via the recently delivered 2026 road networks.

Plots of land for sale in Astromeritis: An excellent opportunity to acquire a residential plot with 90% density in a vital growth hub.

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 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 in buffer zone communities.

Tax Reform 2026: New regulations have simplified transfers, making the purchase of residential land in the Nicosia district more accessible than ever.

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 large family villas in an accessible suburban setting.

Digital Infrastructure: The community is fully integrated into the 2026 high-speed regional fiber networks, making it a primary choice for professionals seeking connectivity in a rural-suburban environment.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of strategic accessibility and high-value investment potential, this Astromeritis plot is an unparalleled opportunity. Residential land with 90% density in such a central growth 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: **564m²**



Gallery

