



For Sale, Land, Plot, Nicosia, Agrokipia, 1,068m²

For Sale : € 110,000

Description

Small Development and High-Value Living

This residential plot in the serene village of Agrokipia represents a premier opportunity for custom home development in a region defined by its elevated position and panoramic views of the surrounding valley. 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 privacy, architectural harmony, and the advantages of being adjacent to two streets. 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 Agrokipia. The plot's strategic dual-road access and residential zoning 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 Agrokipia. This property offers a unique vantage point with unobstructed panoramic views and the practical benefit of being adjacent to two streets, allowing for flexible architectural design and multiple access points. The plot falls within Residential Planning Zone H2 with a 90% building density and a 50% coverage factor, allowing for a maximum of 2 floors and a height of 8.3 meters. This residential land offers a clear canvas for a high-spec private villa or a family project in a location defined by its tranquility and proximity to the region's natural landmarks. The 90% building density is a strategic advantage for those seeking to maximize living space in a high-altitude setting, capitalizing on the area's fresh air and the growing demand for rural-suburban hybrid 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 historic Monastery of Agios Panteleimon of Achera is located within a 5-minute drive, serving as a significant spiritual and cultural anchor for the Agrokipia community.

The Agrokipia village core, known for its traditional character and local services, is situated within walking distance of the property.

The Mitsero region and the scenic landscapes of the Solea valley foothills are located in the immediate vicinity, offering extensive nature trails.

The Nicosia-Anthoupoli arterial road is easily accessible, ensuring that the capital remains within a convenient 25-minute commute via the recently delivered 2026 road networks.

Local community parks and elementary educational facilities within Agrokipia are nearby, providing essential infrastructure for young families.

The Klirou and Malounta regional hubs are situated within a short drive, offering expanded retail, health, and commercial services.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "Peaceful Foothill Retreat," acting as a bridge between the absolute tranquility of the Nicosia district mountains and the professional 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 Agrokipia: A rare opportunity to acquire a residential H2 plot with 90% density, dual street access, and panoramic views.

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.

Dual Access Advantage: Being adjacent to two streets provides significant flexibility for garage placement, garden privacy, and independent entrances for multi-generational living.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating high-quality residential units into the professional rental market.

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.

Digital Infrastructure: The village is served by the 2026 high-speed regional fiber networks, making it a primary choice for remote



professionals seeking a scenic lifestyle without sacrificing connectivity.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of rural peace and high-value investment potential, this Agrokipia plot is an unparalleled opportunity. Residential land with 90% density in such a scenic 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: **1,068m²**



Gallery

