



Land, Plot, Nicosia, Gerakies, 502m²

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Description

Small Development and High-Value Living

This residential asset in the picturesque village of Gerakies represents a premier opportunity for custom home development in a region defined by its elevation and the unparalleled natural beauty of the Troodos mountain range. Falling within the H2 planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for a modern family residence or a mountain retreat that prioritizes generous living space and architectural flexibility. 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 Gerakies. 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 Gerakies. This property is situated in a peaceful residential neighborhood and offers a clear canvas for a high-spec private home with forest views. 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 prime location in the heart of mountainous Cyprus, offering altitude and fresh air. The 90% building density is a strategic advantage for those seeking to maximize indoor living space in an environment that promotes wellness and contact with nature 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 historic Kykkos Monastery, one of the most significant religious and cultural landmarks on the island, is located within a short drive from the property.

The Marathasa Valley and the picturesque villages of Kalopanayiotis and Moutoullas, known for their healing springs and health tourism, are situated in the immediate vicinity.

The Paphos Forest, offering some of the most pristine hiking and nature trails in Cyprus, borders the wider village area.

The main road connecting the mountain resorts with the Solea region and Nicosia is easily accessible, ensuring a steady road connection via the 2026 networks.

Local traditional taverns and community services within the Gerakies village core are within walking distance, offering an authentic lifestyle.

The Troodos peak and the Ski Resort are accessible for winter and summer recreational activities within a short timeframe.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "Mountain Sanctuary," acting as a bridge between the absolute tranquility of the forest and the growing tourism development of Marathasa, offering access via the 2026 road infrastructure.

Plots of land for sale in Gerakies: A rare opportunity to acquire a residential plot with 90% density in a zone of exceptional natural beauty.

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 Mountainous Area Revitalization Scheme, offering enhanced grants for permanent residency.

Tax Reform 2026: New regulations have simplified procedures, making the purchase of land in mountainous Cyprus more attractive for agrotourism investors.

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.

Health and Climate Advantage: The altitude and clean air make the plot ideal for those prioritizing wellness and longevity in a cool environment.

Digital Infrastructure: Gerakies is integrated into the 2026 regional high-speed network, allowing for seamless digital connectivity even at a mountain altitude.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of mountain peace and high-value investment



potential, this Gerakies plot is an unparalleled opportunity. Residential land with 90% density in such a privileged 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: **502m²**



Gallery

