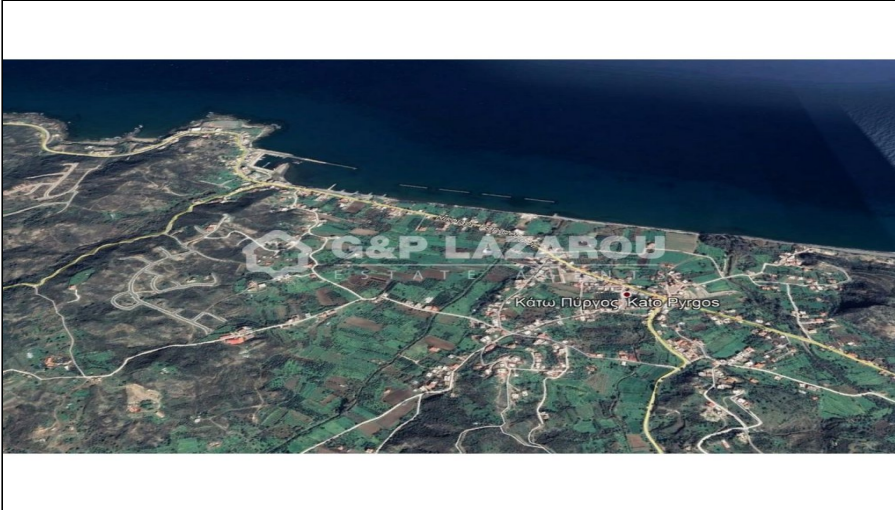




For Sale, Land, Plot, Nicosia, Pyrgos Kato, 660m²

For Sale : € 100,000

Description

Small Development and High-Value Living

This residential asset in the coastal community of Kato Pyrgos represents a premier opportunity for custom home development in a region defined by its unique combination of mountain landscapes and crystalline sea views. Falling within the H2β planning zone with an 80% building density and a 45% coverage factor, the property is perfectly suited for a modern two-story family residence or a seaside holiday villa that prioritizes generous living space and architectural harmony with the Mediterranean environment. 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 remote coastal communities like Kato Pyrgos. 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 Kato Pyrgos, Nicosia District. This property is situated in an organized residential neighborhood and offers a clear canvas for a high-spec private home within walking distance of the coast. The plot falls within Residential Planning Zone H2β with a building density coefficient of 80% and a coverage coefficient of 45%, 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 the primary coastal gateway for the western Nicosia district. The 80% building factor is a strategic advantage for those seeking to maximize indoor floor area while capitalizing on the area's tranquil atmosphere and the growing demand for quality seaside living in 2026.

Building Data

Building Density 80%

Cover Factor 45%

Town Planning Zone Residential (H2β)

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available

Proximity Landmarks

The Kato Pyrgos Fishing Shelter and the newly upgraded 2026 marina facilities are located within the immediate vicinity, offering excellent nautical amenities.

The Blue Flag beaches of Kato Pyrgos, known for their crystal-clear waters and pebbled shores, are within walking distance of the property.

The village center, featuring traditional fish taverns, local supermarkets, and essential community services, is easily accessible.

The Tilliria forest and the surrounding nature trails of the Troodos foothills border the community, providing a unique mountain-meets-sea environment.

The Limnitis crossing point is situated nearby, ensuring a direct connection to the western coastline and the Polis Chrysochous region via the 2026 road networks.

Local primary and secondary schools are located within the community, providing the necessary educational infrastructure for permanent residents.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "Coastal Sanctuary," acting as a bridge between the absolute tranquility of the Tilliria region and the expanding tourist infrastructure of the western coast, while offering improved access via the recently delivered 2026 road networks.

Plots of land for sale in Kato Pyrgos: An excellent opportunity to acquire a residential plot with 80% density in a premier coastal 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 families in remote and buffer zone communities.

Tax Reform 2026: New regulations have simplified property acquisitions, making the purchase of residential land in the Kato Pyrgos district more transparent and profitable.

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.

Seaside Lifestyle Advantage: The proximity to the sea and the surrounding pine forest makes this plot ideal for buyers prioritizing wellness and a high quality of life.



Gallery

