



For Sale, Land, Plot, Nicosia, Sinaoros, 701m²

For Sale : € 56,080

Description

Family Living and Long-term Investment

The Foundation of Your Future. This prime residential plot located on the mountain of Sina Oros represents a premier opportunity for custom home development in one of the most scenic and tranquil regions of the Nicosia district. Falling within the H3 planning zone with a 60% building density and a 35% coverage factor, the property is perfectly suited for a spacious two-story family residence or a serene vacation home that prioritizes privacy and architectural integration with the natural landscape. 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 mountainous communities. The plot's elevated position and unobstructed views ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot located on the mountain of Sina Oros, offering unobstructed views of surrounding villages. The property falls within residential planning zone H3 with a 60% building density and a 35% coverage factor, allowing for the construction of up to 2 floors with a maximum height of 8.3 meters. This residential land offers a unique topography ideal for a hillside villa, providing a natural vantage point that captures the beauty of the Cypriot countryside. The H3 zone's 60% building factor is a strategic advantage for those seeking to build a high-quality retreat or a primary home with extensive outdoor living spaces, capitalizing on the area's fresh mountain air and the growing demand for wellness-oriented suburban living in 2026.

Building Data

Building Density 60%

Cover Factor 35%

Town Planning Zone Residential (H3)

Maximum Floors 2

Maximum Height 8.3 meters

Location Sina Oros Mountain

Proximity Landmarks

The Solea Valley viewpoint and the historic village centers of Galata and Kakopetria are located within a 10-minute drive, offering access to traditional architecture and renowned mountain restaurants.

The Astromeritis-Evrychou Highway extension, with key phases delivered through early 2026, is located within a 5-minute drive from the base of the mountain, providing a direct and rapid connection to the capital.

The Troodos Botanical Garden and the mountain's various nature trails are situated just a short drive away, offering residents immediate access to protected forest land and recreational activities.

Local primary schools and community clinics serving the Solea region are located in the nearby administrative center of Evrychou, ensuring essential services are within easy reach.

The Panagia Podithou UNESCO World Heritage site is a primary cultural landmark in the immediate vicinity, reflecting the rich historical significance of the Sina Oros region.

The Kyperounta Hospital, the largest medical facility in the mountain range, is reachable within a 15-minute drive, providing comprehensive healthcare services to the area.

Strategic Location and Urban Connectivity

The value of this property is rooted in its elevated positioning, acting as a bridge between the absolute tranquility of the mountains and the 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 Sina Oros: A rare opportunity to acquire an elevated residential H3 plot with 60% density and unobstructed mountain 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 26, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction in mountainous areas with enhanced grants for eligible families.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating vacation units into the professional tourism or rental market, further enhancing long-term yield.

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.

Nature and Wellness Focus: The 60% building density combined with the mountain air makes this an ideal location for buyers prioritizing health, space, and a connection to the environment.



Digital Infrastructure: Despite its mountain location, the area is served by the 2026 high-speed satellite and regional fiber networks, making it a viable choice for remote professionals.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of mountain peace and high-value investment potential, this Sina Oros plot is an unparalleled opportunity. Residential land with 60% density in such a scenic 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: **701m²**



Gallery

