



For Sale : **€ 103,000**

Description
Family Living and Long-term Investment

Description Under division residential plot in Kokkinotrimithia. It falls within the Residential Planning Zone H2, with a building density coefficient of 90%, a coverage coefficient of 50%, and permissions for a maximum of 2 floors at 8.30 metres height. This residential land offers a level surface and is situated in a high-demand residential pocket undergoing modern parceling and infrastructure development. The H2 zone's 90% building factor is a strategic advantage, allowing for the creation of a modern family home with ample space for outdoor amenities, capitalizing on the area's excellent accessibility and growing demand for high-quality suburban living.

Status Under Division

The value of this property is rooted in its suburban positioning, acting as a bridge between the tranquility of village life 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 Kokkinotrimithia: A rare opportunity to acquire a residential H2 plot with 90% density in a sought-after growth area.

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 24, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with enhanced grants for eligible families.

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

Family-Oriented Development: The 90% building density is a strategic advantage for those seeking to build large-scale custom villas or family homes in a quiet environment.

Digital Infrastructure: The area is fully served by the 2026 high-speed 5G+ and fiber-to-the-premises network, making it a primary choice for modern smart homes and remote professionals.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of suburban peace and high-value investment potential, this Kokkinotrimithia plot is an unparalleled opportunity. Residential land with 90% density in such a well-connected 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: **531m²**



Gallery

