



For Sale, Land, Plot, Nicosia, Palaiometochi, 1,100m²

For Sale : € 60,000

Description

Small Development and High-Value Living

The Foundation of Your Future. This significant 734 sqm residential share in the Palaiometochi area represents a premier opportunity for custom home development in a region defined by its perfect balance of traditional charm and modern urban connectivity. Falling within the H2 planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for a spacious two-story family residence that prioritizes privacy, space, and architectural excellence. 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 Palaiometochi. The plot's positioning in a quiet, purely residential area ensures a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential land for sale in Palaiometochi village. This property represents 2/3 of a larger plot, providing a net area of 734 sqm for development. It falls within Residential Planning Zone H2 with a building factor of 90% and a coverage coefficient of 50%. The plot benefits from a registered road, ensuring immediate access to utilities and infrastructure. This residential land offers a level surface ready for immediate construction and is situated in a high-demand residential pocket. The H2 zone's 90% building factor combined with an 8.3-meter height allowance is a strategic advantage, allowing for the creation of a modern family home or a tailored residential project with extensive outdoor amenities, capitalizing on the area's excellent accessibility and the growing demand for high-quality suburban living in 2026.

Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone H2 (Residential)

Share 2/3 (734 sqm)

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available

Proximity Landmarks

The A9 Nicosia-Troodos Motorway is located within a 5-minute drive, providing a direct and rapid connection to the capital's city center and the western mountain regions.

Neo Plaza Retail and Fun Park in Kokkinotrimithia is situated approximately 4 kilometers away, offering a wide range of retail, dining, and entertainment options for the local community.

Nicosia Mall, the largest shopping center in the district, is reachable within a 14-minute drive, providing comprehensive retail and leisure facilities.

The Palaiometochi B' Primary School is located approximately 800 meters from the property, making it an ideal location for growing families.

The Panagia Chrysogalaktousa Church, a central cultural and spiritual landmark in the heart of the village, is situated within a short distance of the residential zone.

The Kokkinotrimithia Health Center provides essential medical services to the region and is situated just a 5-minute drive from the property.

Strategic Location and Urban Connectivity

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 Palaiometochi: 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 26, 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.



High-Density Advantage: The 90% building density is a strategic benefit for those seeking to build large-scale custom homes or multi-generational housing 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 Paliometochos 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: **1,100m²**



Gallery

