



For Sale, Land, Plot, Nicosia, Lympia, 531m²

For Sale : € 73,000

Description

Small Development and High-Value Living

The Foundation of Your Future. This 531 sqm residential plot in the historic village of Lympia represents a premier opportunity for custom home development in a region defined by its strategic central location and traditional character. 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 or a pair of modern semi-detached houses that prioritize privacy and architectural harmony. 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 Lympia. The plot's positioning at the crossroads of the island's main cities ensures a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience. Description Residential plot for sale in Lympia village. This property totals 531 sqm and is situated in a high-demand residential pocket favored for its strategic location between Nicosia and Larnaca. The plot falls within Residential Planning Zone H2 with a 90% building density and a 50% coverage factor, allowing for a maximum of 2 floors and a height of 8.3 meters. This residential land offers a level surface ready for immediate construction and benefits from easy access to the village core and the motorway network. The 90% building factor is a strategic advantage for those seeking to build a large-scale private residence with extensive outdoor living spaces, capitalizing on the area's fresh air and the growing demand for rural-suburban hybrid living in 2026.

Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone H2 (Residential)

Total Area 531 sqm

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available

Proximity Landmarks

The Lympia-Nicosia-Larnaca Motorway junction is located within a 2-minute drive, providing an unparalleled strategic bridge between the capital and the coast.

The Church of Agios Georgios, a central cultural and spiritual landmark in the heart of the village, is situated within a short distance of the property.

The Lympia Community Stadium and surrounding athletic facilities are located nearby, offering immediate access to recreational activities for resident families.

The historic Lympia Primary School and local community kindergartens serve as the central educational infrastructure just minutes from the residential zone.

The Mall of Cyprus and the southern Nicosia retail hub are reachable within a 12-minute drive, ensuring urban convenience remains close at hand.

Larnaca International Airport is situated approximately 20 minutes away, making this location ideal for professionals requiring frequent international travel.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "Central Hub," acting as a bridge between the tranquil village lifestyle and the executive pulses of both Nicosia and Larnaca, while offering rapid access via the recently delivered 2026 road networks.

Plots of land for sale in Lympia: A rare opportunity to acquire a residential H2 plot with 90% density in a premier strategic growth corridor.

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 high-quality 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 in an environment that balances rural peace with highway accessibility.



Digital Infrastructure: The area is fully served by the 2026 high-speed 5G+ and regional fiber networks, 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 Lympia 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

