



For Sale, Land, Plot, Nicosia, Sinaoros, 938m²

For Sale : € 75,040

Description

Family Living and Long-term Investment

This expansive 938 sqm residential plot on the mountain of Sina Oros represents a premier opportunity for custom home development in a region defined by its elevated position and panoramic, unobstructed views of the surrounding valley. Falling within a residential planning zone with a 60% building density and a 35% coverage factor, the property is perfectly suited for a spacious family residence or a luxury mountain retreat that prioritizes privacy, extensive garden space, and architectural harmony with the Troodos foothills. 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 Sina Oros. The plot's significant area and proximity to the region's cultural heart ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Large residential plot located on the mountain of Sina Oros, offering unobstructed views of surrounding villages. This property totals 938 sqm and is situated in a high-demand pocket favored for its cool mountain climate and lush natural surroundings. The plot falls within a residential planning zone with a 60% building density and a 35% coverage factor, allowing for a maximum of 2 floors and a height of 8.3 meters. This residential land offers a unique hillside topography ideal for architectural designs that maximize the natural vantage points. The 60% building density is a strategic advantage for those seeking to build a high-quality private villa with ample space for outdoor living, capitalizing on the area's fresh air and the growing demand for wellness-oriented mountain living in 2026.

Building Data

Building Density 60%

Cover Factor 35%

Town Planning Zone Residential

Total Area 938 sqm

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available

Proximity Landmarks

The village of Galata, famous for its Byzantine churches and traditional wooden balconies, is located within a 5-minute drive, providing a rich cultural anchor to the area.

The historic village of Kakopetria, a premier year-round mountain resort with extensive dining and hospitality services, is situated in the immediate vicinity.

The Church of Panagia tis Podithou, a UNESCO World Heritage site, is located nearby in the Solea Valley, adding significant historical value to the region.

The Karkotis River, which flows through the surrounding valley, offers scenic nature trails and lush vegetation within a short distance of the property.

The Troodos Square and the peak of Mount Olympus are reachable within a 15-minute drive, providing immediate access to skiing and high-altitude hiking.

Nicosia city center is situated approximately 55 kilometers away, with the recently delivered 2026 road networks providing an efficient connection for those commuting between the mountains and the capital.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a mountain sanctuary, acting as a bridge between the absolute tranquility of the Solea heights 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 a large residential 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.

Wellness and Nature Focus: Located at an elevated mountain position, this plot is ideal for buyers prioritizing health, lower temperatures, and a connection to the extensive Troodos nature trails.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating high-quality



mountain units into the professional hospitality 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.

Digital Infrastructure: The area is served by the 2026 high-speed regional fiber networks, making it a primary choice for remote professionals seeking a scenic lifestyle without sacrificing connectivity.

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 growth 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: **938m²**



Gallery

