



## For Sale, Land, Plot, Nicosia, Pedoulas, 581m<sup>2</sup>

For Sale : € 49,000

### Description

#### High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This prime residential plot in the picturesque village of Pedoulas represents a premier opportunity for high-yield development in the heart of the Marathasa Valley. Falling within the H1 planning zone with a 120% building density and a 70% coverage factor, the property is perfectly suited for a high-density apartment complex, a boutique mountain hotel, or multiple luxury cottage residences. 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 Pedoulas. The plot's unique feature of being attached to a river ensures a secure and appreciating asset with unmatched natural appeal, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot in the beautiful village of Pedoulas, ideal for building a high-yield cottage house or mountain retreat. The property is uniquely positioned as it is attached to a river, offering a tranquil and rare natural setting. It falls within residential planning zone H1 with a 120% building density and a 70% coverage factor, allowing for significant architectural volume and a maximum height of 11.40 meters across 3 floors. This residential land offers a rare combination of high development density and pristine environmental surroundings. The H1 zone's 120% building factor is a strategic advantage for developers looking to maximize ROI through high-spec mountain accommodation, capitalizing on the area's cool climate and the surge in "alternative tourism" demand in 2026.

#### Building Data

Building Density 120%

Cover Factor 70%

Town Planning Zone H1 (Residential)

Maximum Floors 3

Maximum Height 11.40 meters

Title Deed Available

#### Proximity Landmarks

The Archangelos Michael Church, a UNESCO World Heritage site renowned for its 15th-century frescoes, is located within the village core, just a short walk from the property.

The Pedoulas Folklore Museum and Byzantine Museum are situated in the center of the village, providing a rich cultural backdrop to the residential area.

The 25-meter Holy Cross monument, a dominant local landmark with panoramic views of the Marathasa Valley, is located on the hill overlooking the village.

The natural springs of Pedoulas, famous for providing some of the best drinking water on the island, are located nearby, contributing to the area's reputation for health and longevity.

The village of Kalopanayiotis, known for its luxury thermal spa resorts and the UNESCO-listed Monastery of Agios Ioannis Lampadistis, is reachable within a 10-minute drive.

The Kykkos Monastery, the most famous and wealthy monastery in Cyprus, is situated approximately 20 minutes away, attracting year-round religious and cultural tourism.

#### Strategic Location and Urban Connectivity

The value of this property is rooted in its high-density zoning and riverfront positioning, acting as a bridge between the absolute tranquility of the Troodos peaks and the modern demand for high-end rural retreats, supported by the recently delivered 2026 regional road upgrades.

Plots of land for sale in Pedoulas: A rare opportunity to acquire a high-density H1 riverfront plot with 120% building factor in a famous mountain resort.

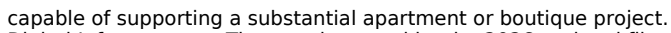
Cyprus real estate investment: A high-potential asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Defence Contribution on rental income.

Government Housing Subsidy: As of March 26, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, offering the highest tier of grants for primary residence construction in mountainous areas.

Mountain Tourism Revitalization: The 2026 hospitality boom, highlighted by the renovation of historic mountain hotels like the Berengaria nearby, is driving up land values in the Marathasa region.

Riverfront Premium: Direct access to a river is an extremely rare feature in Cyprus real estate, providing a permanent natural amenity that increases the property's unique market value.

High-Yield Development: The 120% density allows for creative multi-unit layouts, making it one of the few plots in the mountains



Digital Infrastructure: The area is served by the 2026 regional fiber-to-the-home initiative, ensuring that mountain living is fully compatible with remote executive requirements.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of mountain peace and high-yield development potential, this Pedoulas riverfront plot is an unparalleled opportunity. Residential land with 120% 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: **581m<sup>2</sup>**



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## Gallery

