



For Sale, Land, Plot, Nicosia, Astromeritis, 1,460m²

For Sale : € 73,000

Description

Small Development and High-Value Living

This residential asset of 1460 sqm in the thriving community of Astromeritis represents a premier opportunity for high-quality residential development in a region defined by its traditional charm and strategic position as a gateway to both the capital and the Troodos mountains. Falling within the H2 planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for a large-scale family residence or a multi-unit development that prioritizes modern architectural flexibility while maintaining the spacious character of the area. 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 designated growth zones like Astromeritis. The plot's significant size and established residential zoning ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot for sale in Astromeritis, Nicosia. This 1460 sqm property is situated in an organized residential neighborhood and offers a clear canvas for a high-spec private villa or a boutique residential project. The plot benefits from its substantial area and its position in a community that serves as the primary link between the Nicosia urban center and the scenic Solea and Marathasa valleys. The 90% building factor is a strategic advantage for those seeking to maximize indoor living space, capitalizing on the clean air of the region and the surging demand for suburban living in 2026. This residential land represents a rare chance to secure a large plot in a community known for its agricultural heritage, traditional stone architecture, and rapid connectivity to the island's main hubs.

Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (H2)

Plot Size 1460 sqm

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available

Proximity Landmarks

The central Astromeritis-Troodos road is located in immediate proximity, serving as the main artery connecting the capital with the mountain resorts and the Morphou plain.

The historic stone-built Basilica of Saint Avksivios, a landmark dating back to 1875, is situated within the village core.

The Astromeritis Primary School and local kindergarten are located within a short distance, providing essential educational infrastructure for new families.

The regional industrial and agricultural hubs, including the SEDIGEP packaging facilities, are reachable within a few minutes, supporting the local economy.

The scenic Solea Valley and the gateway to the Troodos National Forest Park are reachable within a short drive, offering extensive nature trails and UNESCO-protected heritage sites.

The capital of Nicosia is reachable within a 35-minute commute via the 2026 road networks and the newly delivered Astromeritis-Evrychou highway corridors.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "Strategic Gateway Hub," acting as a bridge between the professional pulse of the capital and the natural beauty of the Troodos range, while offering rapid access via the 2026 road networks.

Plots of land for sale in Astromeritis: An excellent opportunity to acquire a large residential plot with 90% density in a high-value growth zone.

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.

Tax Reform 2026: The January 1st reforms have simplified the tax landscape, making residential developments in the Nicosia district more transparent and cost-effective.

Government Housing Subsidy: As of March 27, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with enhanced grants for eligible families in Astromeritis.

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.

Strategic Commuter Choice: The completion of the Astromeritis-Evrychou highway makes this plot a primary choice for those seeking



a rural lifestyle with fast access to urban centers.

Digital Infrastructure: The village is integrated into the 2026 high-speed connectivity networks, making it a primary choice for remote professionals and families.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of rural peace and high-value investment potential, this Astromeritis plot is an unparalleled opportunity. Residential land with 90% density in such a strategic gateway 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: **1,460m²**



Gallery

