



For Sale, Land, Plot, Nicosia, Sinaoros, 3,071m²

For Sale : € 154,000

Description

Family Living and Long-term Investment

This expansive residential asset on the mountain of Sina Oros represents a premier opportunity for high-end residential projects or private housing in one of the Nicosia district's most tranquil and scenic mountain environments. Falling within the residential planning zone with a 60% building density and a 35% coverage factor, the property is perfectly suited for a custom family home or a sophisticated vacation retreat that prioritizes privacy, space, and a connection with the natural landscape. 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 latest energy-efficiency grants for new builds launched on March 2, 2026, offering significant financial incentives for homeowners incorporating sustainable smart-technologies into their primary residences. The plot's elevated position within an organized residential zone 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 Sina Oros, Nicosia. This property offers a clear canvas for a high-spec private residence or a vacation home in a peaceful mountain setting. The plot falls within the Residential Planning Zone with a building density coefficient of 60% and a coverage coefficient of 35%, allowing for a maximum of 2 floors and a height of 8.30 meters. This residential land benefits from its position on the slopes of Sina Oros, offering unobstructed views of the surrounding valley and traditional villages, combining elite privacy with accessibility to the Troodos region's natural beauty and infrastructure. The 60% building factor is a strategic advantage for those seeking to create a spacious lifestyle estate while capitalizing on the surging demand for mountain retreats in 2026.

Building Data

Building Density 60%

Cover Factor 35%

Town Planning Zone Residential

Maximum Floors 2

Maximum Height 8.30 meters

Title Deed Available

Proximity Landmarks

The traditional village center of Sina Oros is in immediate proximity, providing an authentic and quiet mountain environment for residents.

The picturesque tourist villages of Kakopetria and Galata are located within a 5-minute drive, offering extensive dining, retail, and cultural attractions.

The Nicosia-Troodos main road is situated within a short distance, providing easy access to the capital and the island's mountain peaks.

The Holy Church of Agios Ioannis Theologos, a 16th-century monument, is accessible in a short walk, highlighting the area's rich heritage.

The scenic Solea Valley and various nature trails are in immediate proximity, promoting an active and outdoor mountain lifestyle.

The capital Nicosia is reachable in approximately 55 minutes via the recently optimized 2026 road networks.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "Strategic Mountain Retreat," acting as a bridge between the professional pulse of the capital and the serene character of the Solea region, offering rapid access via the 2026 road networks.

Plots of land for sale in Sina Oros: An exceptional opportunity to acquire a 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.

Tax Reform 2026: The January 1st reforms have simplified the financial landscape for residential buyers, making developments in the mountain regions more accessible.

Custom Home Potential: The 60% density zone is a primary choice for buyers targeting long-term family living with ample garden and outdoor space.

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.

Investment Security: Acquisition in an established mountain community ensures consistent property values and a high-quality living environment.

Digital Infrastructure: The area is fully integrated into the 2026 high-speed fiber corridors, supporting advanced smart-home systems even in rural mountain locations.



If you are looking for G&P Lazarou trusted properties that offer the perfect balance of mountain peace and strategic investment potential, this Sina Oros plot is an unparalleled opportunity. Residential land with 60% density in such a prestigious elevated location 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: **3,071m²**



Gallery

