



For Sale, Land, Plot, Nicosia, Alithinou, 400m²

For Sale : € 57,000

Description

Small Development and High-Value Living

This 400 sqm residential plot in the picturesque village of Alithinou represents a rare opportunity to secure a prime building site in one of the most tranquil and authentic mountain regions of Cyprus. Falling within the H2 planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for a modern two-story family home or a bespoke mountain retreat that prioritizes privacy, elevated views, and seamless integration with the surrounding natural greenery. 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 Alithinou. The plot's elevated position and the absence of VAT ensure a secure and cost-effective acquisition, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot in Alithinou. This property totals 400 sqm and is situated in an elevated area offering stunning mountain views and direct contact with a designated green zone. 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 reaching up to 10 meters. This residential land is fully serviced with electricity and water, benefits from a registered road and right of way, and offers a level surface ready for immediate development. The 90% building density is a strategic advantage for those seeking to maximize living space in a boutique mountain setting, capitalizing on the area's fresh air and the growing demand for high-quality rural living in 2026.

Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone H2 (Residential)

Total Area 400 sqm

Maximum Floors 2

Maximum Height 10 meters

Title Deed Available

No VAT

Proximity Landmarks

The village of Saranti, known for its traditional architecture and the nearby UNESCO-listed church of Panagia tou Araka, is located within a 5-minute drive.

The scenic village of Spilia, a gateway to the Adelfoi forest and numerous hiking trails, is situated in the immediate vicinity, offering a rich natural backdrop.

The Madari Forest Peak and its famous circular nature trails, providing some of the best views in the Troodos range, are reachable within a 10-minute drive.

The historic Alithinou village core, with its traditional stone-built houses and quiet atmosphere, is within walking distance of the property.

The main road connecting the Pitsilia region to Nicosia is easily accessible, with the capital reachable in approximately 45 minutes via the recently delivered 2026 road networks.

The Kyperounta Hospital, the primary medical facility for the mountainous regions, is located within a 15-minute drive, ensuring essential services are nearby.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a peaceful mountain sanctuary, acting as a bridge between the absolute tranquility of the Pitsilia heights and the professional 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 Alithinou: A rare opportunity to acquire a residential H2 plot with 90% density in a peaceful, elevated mountain setting.

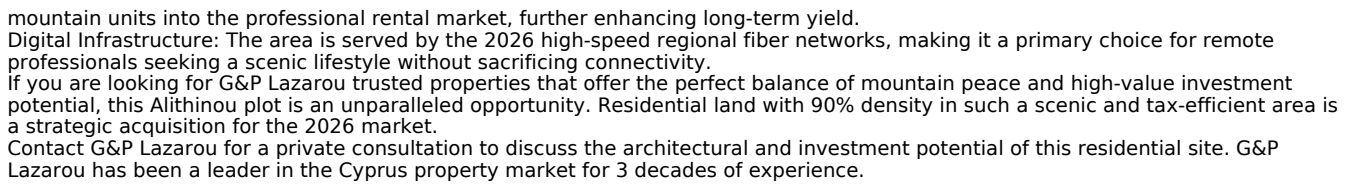
Cyprus real estate investment: A high-potential asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Defence Contribution on rental income.

No VAT Advantage: The absence of VAT on this transaction provides a significant upfront cost benefit for the buyer.

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 in mountainous areas.

Wellness and Nature Focus: Located in a high-altitude zone abutting a green area, this plot is ideal for buyers prioritizing health, fresh air, and an active outdoor lifestyle.

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



Property Type: **Land** Status: **Available** [Website](#)

Property Subtype: **Plot** Town Planning Zone: **Residential**

Plot Area: **400m²**



Gallery

