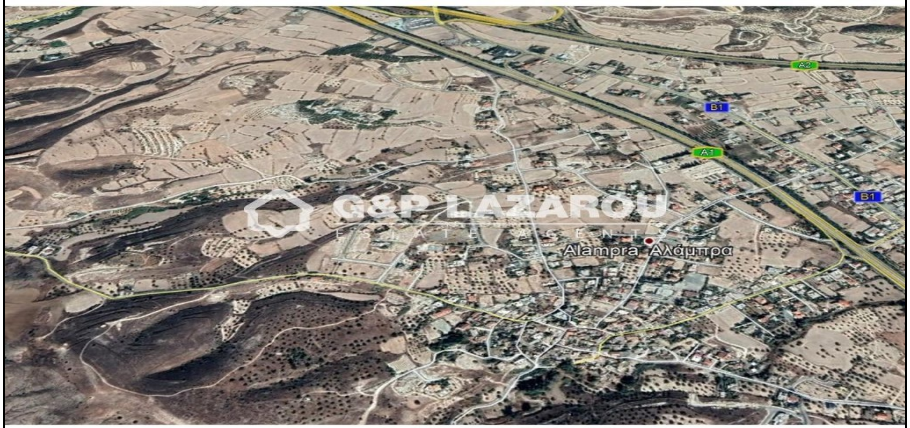

For Sale, Land, Plot, Nicosia, Alampra, 795m²

For Sale : **€ 159,000**

Description
Family Living and Long-term Investment
This residential asset in the strategic community of Alampra represents an ideal opportunity for high-quality residential development in a region favored for its central location and suburban tranquility. Falling within the Ka8 planning zone with a 60% building density and a 35% coverage factor, the property is perfectly suited for a spacious single-family custom home or a development of two modern residences that prioritize large garden space and architectural flexibility. 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 suburban growth zones. The plot’s strategic position 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 Alampra, Nicosia. This 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 balanced proportions and its position in a community that serves as a primary link between Nicosia, Larnaca, and Limassol. The 60% building factor is a strategic advantage for those seeking to balance indoor living space with comfortable private yards, capitalizing on the clean air of the area and the surging demand for hybrid urban-rural living in 2026. This residential land represents a rare chance to secure a plot in a quiet community known for its traditional character and rapid connectivity to the island's main hubs.
Building Data
Building Density 60%
Cover Factor 35%
Town Planning Zone Residential (Ka8)
Maximum Floors 2
Maximum Height 10 meters
Title Deed Available
Proximity Landmarks
The central Nicosia-Limassol motorway junction is located within the immediate vicinity of the property, offering unmatched connectivity to all major cities.
The historic Alampra village core, featuring traditional architecture and local community services, is within walking distance.
The scenic landscapes and nature trails surrounding the Alampra and Agia Varvara areas are in immediate proximity, offering extensive outdoor recreation.
The primary industrial and commercial zones of Dali and Nisou are reachable within a 5-minute drive, providing significant employment and retail infrastructure.
Local community parks and elementary schools in Alampra are situated nearby, providing essential infrastructure for new families.
The capital of Nicosia is reachable within a 15-minute commute via the recently delivered 2026 road networks and high-speed transit corridors.
Strategic Location and Urban Connectivity
The value of this property is rooted in its positioning as a "Central Logistics Hub," acting as a bridge between the professional pulse of the capital and the coastal connectivity of Larnaca and Limassol, while offering rapid access via the 2026 road networks.
Plots of land for sale in Alampra: An excellent opportunity to acquire a residential plot with 60% density in a high-value central 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 suburbs 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.
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 proximity to the island's main motorway makes this plot a primary choice for professionals requiring daily access to multiple cities.
Digital Infrastructure: The village is fully integrated into the 2026 high-speed fiber networks, making it a primary choice for remote professionals seeking a balanced lifestyle.
If you are looking for G&P Lazarou trusted properties that offer the perfect balance of suburban peace and high-value investment

potential, this Alampra plot is an unparalleled opportunity. Residential land with 60% density in such a strategic 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: **795m²**

Gallery