



For Sale, Land, Plot, Nicosia, 920m²

For Sale : € 150,000

Description

Family Living and Long-term Investment

The Foundation of Your Future. This prime residential plot in the historic village of Kakopetria represents a premier opportunity for custom home development in one of the most atmospheric and sought-after mountain resorts in the Troodos range. Falling within the H3 planning zone with a 60% building density and a 35% coverage factor, the property is perfectly suited for a spacious two-story mountain residence or a high-value vacation retreat that prioritizes privacy, extensive outdoor space, and architectural integration with the traditional stone-built character of the region. 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 Kakopetria. The village's status as a premier year-round destination ensures a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot in Kakopetria. The property falls within Planning Zone H3 with a 60% building density and a 35% coverage coefficient. This residential land offers a level surface ready for immediate construction and is situated in a high-demand pocket favored for its cool mountain climate and lush pine-forested surroundings. The H3 zone's 60% building density is a strategic advantage for those seeking to build a high-quality private villa with ample space for gardens and outdoor amenities, capitalizing on the area's fresh air and the consistent demand for boutique mountain living in 2026.

Building Data

Building Density 60%

Cover Factor 35%

Town Planning Zone H3 (Residential)

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available

Proximity Landmarks

The Old Quarter of Kakopetria (Palaia Kakopetria), a protected cultural heritage site famous for its narrow stone-paved alleys and traditional wooden balconies, is located within the immediate village core.

The Church of Agios Nikolaos tis Stegis, a UNESCO World Heritage site renowned for its 11th-century frescoes, is situated approximately 5 kilometers from the village center.

The Karkotis and Garillis Rivers, which converge in the village to form the Klarios River, offer scenic riverside walks and traditional stone bridges just a short distance from the property.

The "Petra tou Androgynou" (Couples' Rock), a legendary natural landmark at the village entrance, serves as a primary point of interest for visitors and residents alike.

The Troodos Square and Mount Olympus, offering skiing in winter and high-altitude hiking in summer, are reachable within a 15-minute drive from the village.

Nicosia city center is situated approximately 55 kilometers away, with the recently delivered 2026 road networks providing an efficient connection for those commuting between the mountains and the capital.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a premier mountain resort, acting as a bridge between the absolute tranquility of the Solea Valley and the executive 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 Kakopetria: A rare opportunity to acquire a residential H3 plot with 60% density in the most picturesque village of the Troodos range.

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, which supports primary residence construction with enhanced grants for eligible families in mountainous areas.

Wellness and Nature Focus: Located at an altitude of approximately 670 meters, this plot is ideal for buyers prioritizing health, lower temperatures, and a connection to the extensive Troodos nature trails.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating high-quality mountain units into the professional hospitality market, further enhancing long-term yield.

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.



Digital Infrastructure: The village is served by the 2026 high-speed regional fiber networks, making it a primary choice for remote professionals seeking a scenic lifestyle without sacrificing connectivity. If you are looking for G&P Lazarou trusted properties that offer the perfect balance of mountain peace and high-value investment potential, this Kakopetria plot is an unparalleled opportunity. Residential land with 60% density in such a prestigious 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: **920m²**



Gallery

