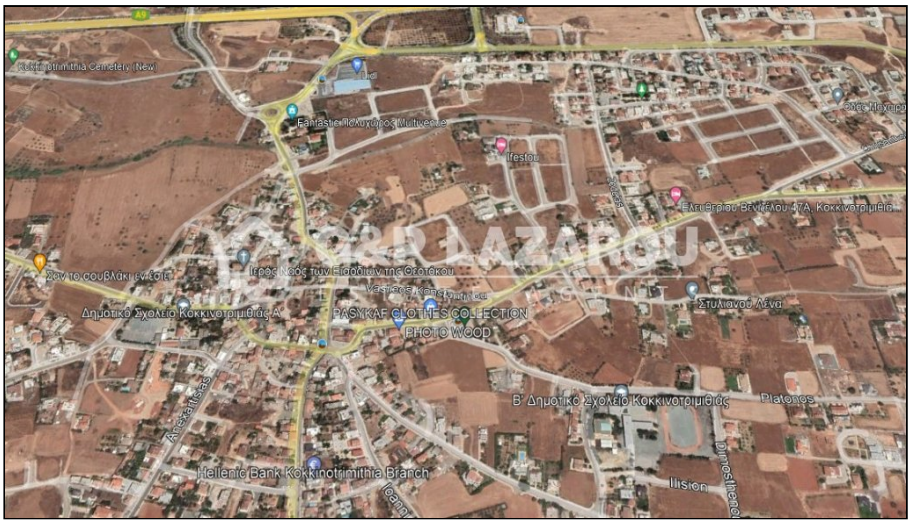


For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 525m²

For Sale : **€ 105,000**

Description
Family Living and Long-term Investment

The Foundation of Your Future. This under division residential plot in Kokkinotrimithia represents a premier opportunity for custom home development in one of Nicosia’s most rapidly expanding suburban districts. Falling within a residential planning zone with a 60% building density and a 35% coverage factor, the property is perfectly suited for a spacious two-story family residence that prioritizes privacy, garden space, and a high quality of life. 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 Kokkinotrimithia. This under-division status ensures that the final plot will benefit from modern planning standards and updated infrastructure, a standard of smart investment we have guided for 3 decades of experience.

Description Under division plot for sale in Kokkinotrimithia. This residential land offers a level surface and is situated in a high-demand residential pocket undergoing modern parceling and infrastructure development. The 60% building factor is a strategic advantage for those seeking to build a large-scale custom villa or a family home with extensive outdoor amenities and landscaping, capitalizing on the area's excellent accessibility and growing demand for high-quality suburban living.

Building Data
Building Density 60%
Cover Factor 35%
Town Planning Zone Residential
Maximum Floors 2
Status Under Division

Proximity Landmarks
The B9 Motorway and Nicosia-Troodos highway link are located within a 4-minute drive, providing a direct and rapid connection to the capital's city center and the western mountain regions.

The Kokkinotrimithia Community Centre is situated approximately 1.5 kilometers away, providing easy access to local cafes, traditional taverns, and administrative services.

Neo Plaza and the Cyprus Fashion Outlet are the primary commercial landmarks in the area, situated a short drive away, offering a wide range of retail, dining, and entertainment options.

The Kokkinotrimithia Regional High School and local primary schools serve as the central educational infrastructure for the community, located within the immediate vicinity of this developing residential area.

Lidl Kokkinotrimithia and other major supermarkets are located along the main commercial axis of the village, ensuring immediate access to all essential daily shopping needs.

The Kokkinotrimithia Health Center provides essential medical services to the region and is situated just a short drive from the property.

Strategic Location and Urban Connectivity
The value of this property is rooted in its positioning within a modern suburban pocket, acting as a bridge between the tranquility of village life 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 Kokkinotrimithia: A rare opportunity to acquire an under-division residential plot with 60% density in a sought-after growth area.
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 24, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with enhanced grants for eligible families.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating residential units into the professional rental 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.
Privacy and Space: The 60% building density is ideal for buyers prioritizing larger outdoor living areas, swimming pools, and extensive landscaping.
Digital Infrastructure: The area is fully served by the 2026 high-speed 5G+ and fiber-to-the-premises network, making it a primary choice for modern smart homes and remote professionals.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of suburban peace and high-value investment potential, this Kokkinotrimithia plot is an unparalleled opportunity. Residential land with 60% density in such a well-connected 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: **525m²**

Gallery