



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

PLOT 13

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.



Gallery

