

For Sale, Land, Plot, Nicosia, GSP Area, 532m²

For Sale : **€ 210,000**

Description
Family Living and Long-term Investment

The Foundation of Your Future. This residential plot in the prestigious GSP area represents an exceptional opportunity for those seeking to build a custom family home in one of Nicosia's most elite and rapidly appreciating suburban districts. Falling within the Ka8 planning zone, the property offers a building density of 60% and a 35% coverage factor, providing a balanced canvas for a spacious two-story private residence that prioritizes both interior luxury and garden privacy. In March 2026, the Nicosia residential market is experiencing a significant value surge following 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 value of land acquisitions. Furthermore, the 2026 market is characterized by a strong shift toward high-quality suburban living, supported by the government's 6th Edition of the Housing Scheme for the Revitalization of Mountainous, Near the Buffer Zone and Disadvantaged Areas, which launched on March 2, 2026, offering combined grants for primary residences. The plot's placement within a high-demand neighborhood ensures a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Residential Plot for Sale in GSP Area – Listed by G&P Lazarou Estate Agents. A prime opportunity to invest in one of Nicosia's most desirable residential locations—this residential plot in the GSP area offers excellent development potential. Situated in a quiet yet rapidly growing neighborhood, it is ideal for a family home or a small residential development. The property falls within the Ka8 residential planning zone, with the following development parameters: Building density: 60% Coverage: 35% Maximum floors: 2 Maximum height: 10 meters. The plot allows for a modern architectural design that maximizes functional square footage while maintaining a sense of suburban exclusivity. Title deed available. Subject to VAT.

Building Density 60%
Cover Factor 35%
Town Planning Zone Residential (Zone Ka8)
Maximum Floors 2
Maximum Height 10 meters
Proximity Landmarks Located in the immediate vicinity of the GSP Stadium and the Senior School. The plot benefits from its proximity to the newly redeveloped old GSP stadium site in the city center, which as of March 23, 2026, is progressing as a transformed multifunctional urban park. Additionally, it offers rapid access to the A1 motorway and the newly operational Ippokratous-Argyroupoleos-Tseriou road network, which reached full delivery this month, providing a vital four-lane link to the Nicosia Mall and the capital's commercial heart.

Strategic Location and Urban Connectivity

The value of this property lies in its placement within a core residential enclave, offering a balanced lifestyle that is perfectly connected to the administrative and commercial heart of the capital via the expanded highway network and the ongoing Phase B3 Nicosia Ring Road enhancements.

Plots of land for sale in GSP area: A premier opportunity to acquire a high-potential residential plot in a prestigious and sought-after suburban location.
Cyprus real estate investment: A high-value 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 23, 2026, this plot may qualify for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with significant grants for eligible applicants.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating residential units into the affordable rental market, with zero income tax on such rents for a three-year period.
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 end-users and long-term residents.
Privacy and Space: The 60% building density provides an ideal canvas for a custom-built home that prioritizes garden space and a private lifestyle away from the urban core.
Smart-City Infrastructure: Benefiting from the latest regional infrastructure projects, including upgraded road networks and expanded fiber-optic connectivity in the Nicosia outskirts.
Suburban Living: Surrounded by top-tier private schools, local amenities, and green spaces, making it a primary choice for families

seeking long-term residential stability.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of suburban tranquility and long-term investment potential, this Ka8 plot in the GSP area is an unparalleled opportunity. Residential land with 60% density in such a prime location 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 high-value 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: **532m²**

Gallery



























