



For Sale, Land, Plot, Nicosia, Deftera Pano, 523m²

For Sale : € 94,000

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This 523 sqm residential building plot in Pano Deftera represents a premium development opportunity in one of Nicosia's most sought-after suburban growth zones. Falling within the high-density H1 planning zone, the property provides an exceptional building density of 120% and a 70% coverage factor, offering the technical capacity for a modern three-storey residential building with a maximum height of 11.4 meters. This density profile is ideal for a high-yield boutique apartment complex or a series of sophisticated townhouses that capitalize on the area's increasing demand for high-quality urban-fringe living. In March 2026, the Nicosia residential market is entering a new era of growth following the landmark January 1st tax reform, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution (SDC) on rental income, significantly improving net yields for residential developers and landlords. Furthermore, the 2026 market is bolstered by the government's nearly doubled Capital Gains Tax exemptions and the new "Smart City" infrastructure upgrades currently extending into the capital's suburban corridors. The plot's regular shape, superior technical specifications, and placement within a mature residential enclave ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Residential building plot 523sqm located in Pano Deftera village. The plot has a regular shape. The plot falls into residential planning zone H1 with 120% building density, 70% coverage, 3 floors and a maximum height of 11.4m. The plot allows for a modern architectural design that maximizes functional square footage in a high-demand residential area. Its position within the Lakatamia-Deftera corridor ensures access to upgraded infrastructure and professional municipal services. Title deeds available.

Building Density 120%

Cover Factor 70%

Town Planning Zone Residential Zone H1

Plot Area 523 sqm

Proximity Landmarks Located near the Grammar School Nicosia and the linear park of the Pedieos River, within short driving distance of the Nicosia Mall and the primary arterial roads connecting to the city center.

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.

Plots of land for sale in Pano Deftera: A premier opportunity to acquire a high-density residential plot in a well-connected and rapidly developing 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 20, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction in rural and disadvantaged areas with grants of up to 100,000 euro when combined with energy upgrade incentives.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, developers can access state grants of up to 35,000 euro 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.

High Yield Potential: The 120% building density provides an ideal canvas for developers looking to maximize floor area ratio while maintaining the exclusivity of a small-scale project.

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 high-yield potential, this H1 plot in Pano Deftera is an unparalleled opportunity. Residential land with 120% 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: **523m²**



Gallery

