



For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 4,691m²

For Sale : € 725,000

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This premier residential asset in Kokkinotrimithia represents one of the most significant development opportunities currently available in Nicosia's western suburbs. Falling within the H2 planning zone with a 90% building density and 50% coverage factor, the property is uniquely positioned with road access on all four sides, offering unparalleled logistical and architectural freedom. 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 high-yield developers. 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, providing significant financial grants for the future buyers of the individual units developed on this site. The inclusion of a provision for division into 9 plots and existing architectural plans ensures an accelerated timeline for ROI, a standard of smart investment we have guided for 3 decades of experience.

Description Residential Plot for Sale in Kokkinotrimithia – Ideal for Development. This expansive site is located in Residential Planning Zone H2 and features the rare advantage of road access on all sides. The asset includes a strategic provision for division into 9 separate residential plots, complete with architectural plans and an expired building permit that is eligible for renewal. This residential land offers a level surface ready for immediate large-scale construction. The H2 zone's 90% building factor is a strategic advantage for developers seeking to maximize yield through a multi-unit complex or a coordinated residential community, capitalizing on the area's excellent accessibility and the high demand for modern housing in 2026.

Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone H2

Maximum Floors 2

Maximum Height 8.3 meters

Development Potential Division into 9 plots

Permits Architectural plans included / Expired permit renewable

VAT Subject to VAT

Proximity Landmarks

The Nicosia-Troodos Motorway (A9) is located within a 3-minute drive, providing a direct and rapid connection for future residents to the capital's city center and western districts.

Neo Plaza and the Cyprus Fashion Outlet are the primary commercial landmarks in the area, situated approximately 4 minutes away, offering essential retail, dining, and entertainment infrastructure for a new residential community.

Nicosia Mall, the district's premier shopping destination, is reachable within an 8-minute drive, significantly enhancing the lifestyle appeal for potential homeowners.

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 development site.

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

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

The Astromeritis-Evrychou Highway extension, with key phases delivered through early 2026, continues to enhance the strategic value of western Nicosia by improving inter-regional connectivity and driving property appreciation.

Strategic Location and Urban Connectivity



The value of this property is rooted in its massive development scale, acting as a centerpiece for suburban growth 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 high-yield opportunity to acquire a multi-plot development site with 90% density and four-way road access.

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, units developed on this site qualify for the 6th Edition of the Housing Revitalization Scheme, making them highly attractive to primary residence buyers.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, developers can leverage state programs to integrate new residential units into the professional rental market for enhanced ROI.

Capital Gains Tax Relief: The 2026 reforms have increased lifetime exemptions for the disposal of primary residences to 150,000 euro, incentivizing the purchase of homes in new developments.

Developer Ready: The existing provision for 9 plots and architectural plans significantly reduces the lead time for project commencement in a high-demand market.

Digital Infrastructure: The area is fully served by the 2026 high-speed 5G+ and fiber-to-the-premises network, a critical requirement for modern residential complexes.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of suburban growth and high-yield development potential, this Kokkinotrimithia project site is an unparalleled opportunity. Residential land with 90% density and pre-planning for 9 plots 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: **4,691m²**



Gallery

