



For Sale, Land, Plot, Nicosia, Ergates, 955m²

For Sale : € 85,000

Description

Family Living and Long-term Investment

This residential asset in the peaceful Ergates area represents an ideal opportunity for high-quality residential development in a region favored for its tranquility and excellent connectivity to the capital. Falling within the H3 residential planning zone with a 60% building density and a 35% coverage factor, the property is perfectly suited for a modern family residence that prioritizes privacy, architectural functionality, and efficient land use. 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 Ergates. The established residential zoning and available title deed ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot for sale in Ergates area. This property is situated in an organized residential neighborhood and offers a clear canvas for a high-spec private home. The plot falls within Residential Planning Zone H3 with a 60% building density and a 35% coverage factor, allowing for a maximum of 2 floors and a height of 8.3 meters. This residential land benefits from its proximity to essential community services and easy access to the main road network. The 60% building density is a strategic advantage for those seeking to balance indoor living space with comfortable private yards, capitalizing on the growing demand for quality suburban living in 2026.

Building Data

Building Density 60%

Cover Factor 35%

Town Planning Zone Residential (H3)

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available

Proximity Landmarks

The Ergates village core, featuring local services and traditional character, is located within a 2-minute drive from the property.

The Ergates Industrial Area, a significant professional hub of the Nicosia district, is situated in the immediate vicinity.

The Pedieos River and its scenic landscapes are located nearby, offering opportunities for outdoor activities and nature walks.

The Nicosia-Palaichori main road is easily accessible, ensuring that the capital remains within a convenient 20-minute commute via the recently delivered 2026 road networks.

The neighboring villages of Anayia and Psimolofou are situated within a 5-minute drive, offering additional educational and commercial facilities.

Major shopping centers and supermarkets in Lakatamia are reachable within a 10-12 minute drive from the property.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "Suburban Sanctuary," acting as a bridge between the absolute tranquility of the Nicosia countryside and the professional pulse of the city, while offering rapid access to Nicosia's business centers via the recently delivered 2026 road networks.

Plots of land for sale in Ergates: An excellent opportunity to acquire a residential plot with 60% density in a steady 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 27, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with enhanced grants for eligible families.

Tax Reform 2026: New regulations have simplified transfers, making the purchase of residential land in the Nicosia district more accessible than ever.

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.

Quality of Life Focus: The low building density and clean air of the region make the plot ideal for those seeking a healthy lifestyle away from city noise.

Digital Infrastructure: The area is fully integrated into the 2026 high-speed fiber networks, supporting remote work in a quiet environment.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of peace and high-value investment potential, this Ergates plot is an unparalleled opportunity. Residential land with 60% density in such a strategic growth 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: **955m²**



Gallery

