



For Sale, Land, Plot, Nicosia, Pera Chorio, 575m²

For Sale : € 400,000

Description

Small Development and High-Value Living

The Foundation of Your Future. This 575 sqm building plot in the commercial center of Pera Chorio represents a rare and versatile opportunity for high-yield development. The property's unique dual-zoning offers a strategic advantage: 76% of the land falls within the Ka6 residential zone (90% density), while 24% is designated as Eb6 commercial zone, allowing for up to 100% density and three-story construction. In March 2026, the local real estate market is notably robust 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, significantly improving net acquisition value and yield potential for investors. Furthermore, the 2026 market is supported by the 6th Edition of the Housing Scheme for the Revitalization of Specific Rural Areas, which launched on March 2, 2026, providing significant financial incentives for primary residence construction in the Nicosia district. Its central location ensures immediate proximity to all essential services, making it a primary choice for a mixed-use residential and commercial project, a standard of quality we have prioritized for 3 decades of experience.

Description Building plot in Pera Chorio commercial center. The property has an area of 575 sqm and is situated close to all necessary amenities and services. The topography is ideal for construction, and the dual zoning allows for a flexible architectural approach that can combine high-end residential units with ground-floor commercial or office spaces. This is an excellent opportunity for developers looking to maximize ROI in a high-demand suburban hub.

Building Data

Building Density: 90% (Ka6) / 100% (Eb6)

Cover Factor: 50%

Town Planning Zone: Residential (Ka6 - 76%) / Commercial (Eb6 - 24%)

Max Floors: 2 (Ka6) / 3 (Eb6)

Max Height: 10m (Ka6) / 13.5m (Eb6)

Proximity Landmarks

Regional High School of Pera Chorio-Nisou is a central secondary educational pillar located on Archiepiskopou Makariou III Avenue, providing comprehensive facilities for students in the district.

Nipiagogeio Pera Choriou Nisou 1 & 2 are public pre-primary schools located at 9 Eleftherias and 32 Archiepiskopou Makariou III, offering essential early childhood education within the residential core.

Greek School Forum is a prestigious private secondary institution situated at 18 Anexartias Street in Pera Chorio, renowned for its academic excellence and modern facilities, offering a high-level educational path just minutes from the plot.

The Senior School (Latsia) is accessible via a 10-minute drive. As of March 2026, it is a fully authorized IB World School, offering the International Baccalaureate Diploma Programme alongside the English National Curriculum and the government-approved Apolytirion.

Tseriou-Argyroupoleos-Ippokratous Bypass is a major road infrastructure project reaching its final delivery stage in March 2026, significantly improving the daily commute to central Nicosia by bypassing traditional congestion zones.

Strategic Location and Urban Connectivity

The value of this property is reinforced by its location in a municipality that serves as a vital link between the capital and the south coast, offering a vibrant commercial atmosphere with high-speed access to Nicosia's business districts via the recently upgraded regional infrastructure.

Plots of land for sale in Pera Chorio: A versatile opportunity to acquire a mixed-use plot in a high-growth commercial and residential center.

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 qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with grants for eligible applicants.



Renovate-Rent Scheme: Under the March 16, 2026 guidelines, owners can access state grants of up to 40,000 euro for integrating residential units into the affordable rental market, with tax-free rental income for four years.

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.

Development Versatility: The combination of 90% and 100% building density allows for a multi-story project that maximizes commercial frontage and residential yield.

Educational Infrastructure: Immediate proximity to top-tier public schools and elite private institutions like Forum and The Senior School makes this a prime location for long-term family residency.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of commercial visibility and residential demand, this 575 sqm plot in the Pera Chorio center is an unparalleled opportunity. A plot with dual zoning in such a well-connected 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 high-value residential and commercial 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**

Height: **10**

Area

Plot Area: **575m²**



Gallery

