



For Sale, Land, Plot, Nicosia, Pera Chorio, 1,257m²

For Sale : € 300,000

Description

Small Development and High-Value LivingThe Foundation of Your Future. This exceptional residential plot of 1,257 sqm in the peaceful and rapidly developing area of Pera Chorio represents a premier opportunity for a bespoke residential project or a strategic investment. With a substantial building density of 90% and a 50% coverage factor, the land provides an expansive canvas for a high-specification family home or a small-scale development. In March 2026, the local real estate market is notably strong 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 enhancing the net acquisition value and long-term yield 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. The plot's generous size and surrounding natural beauty ensure a high-quality living environment, a standard of quality we have prioritized for 3 decades of experience.

Description Nestled in the peaceful and rapidly developing area of Pera Chorio, this exceptional residential plot of 1,257 sqm is available for sale. Offering a 50% cover factor and a 90% building density, this plot provides the perfect foundation to build your dream home or a high-return investment property. Surrounded by natural beauty and family-friendly neighborhoods, the location offers tranquility while being just a short drive from Nicosia and essential amenities. Whether you are looking to build a forever home or develop for resale, this plot combines potential, convenience, and value.

Building Density 90%Cover Factor 50%Town Planning Zone ResidentialPlot Size 1,257 sqmProximity LandmarksRegional High School of Pera Chorio-Nisou is the central secondary educational pillar for the district, located at 48 Archiepiskopou Makariou III Avenue and providing comprehensive facilities for the local youth.Nipiagogeio Pera Choriou Nisou 1 & 2 are the community's public pre-primary schools, with Campus 1 on Eleftherias Street and Campus 2 on Archiepiskopou Makariou III, offering essential early childhood education within the residential core.Greek School Forum is a prestigious private secondary institution situated at 18 Anexartisias 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 in 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.Tseriou-Argyroupoleos-Ippokratous Bypass is a major road infrastructure project reaching its final delivery stage in March 2026, promising significant relief for daily commuters by creating a four-lane link that bypasses traditional congestion at Nicosia's southern entrance.Strategic Location and Urban ConnectivityThe 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 peaceful residential atmosphere with high-speed access to Nicosia's commercial center via the recently upgraded regional infrastructure.

Plots of land for sale in Pera Chorio: A versatile opportunity to acquire a high-density residential plot in a growing suburban community.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 of up to 100,000 euro for eligible applicants.Renovate-Rent Scheme: Under the updated 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 zero income tax on such rents for a four-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.Development Versatility: The 90% building density allows for a significant residential project, maximizing the ROI in a market where demand for modern, suburban living is steadily rising.Educational Hub: Immediate proximity to top-tier public and private schools makes this an ideal location for families prioritizing long-term educational stability.Transit Connectivity: Positioned near major road arteries and the newly delivered 2026 bypass networks, reducing commute times to Nicosia, Larnaca, and Limassol.If you are looking for G&P Lazarou trusted properties that offer a perfect balance of residential tranquility and high-yield development potential, this 1,257 sqm plot in Pera Chorio is an unparalleled opportunity. A plot of this size with 90% density in such a well-connected area is a primary choice 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**

Height: **10**

Area

Plot Area: **1,257m²**



Gallery

