



For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 527m²

For Sale : € 99,000

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This 524 sqm residential plot in Kokkinotrimithia represents an elite opportunity for high-impact development in one of Nicosia's primary suburban growth corridors. Situated on a quiet cul-de-sac within the H1 planning zone, the property offers a rare and substantial building density of 120% and a 70% coverage factor, specifically tailored for a modern three-story residential building or a high-specification family compound. 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 yield for developers and institutional 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 primary residence construction in communities like Kokkinotrimithia. The plot's position in a peaceful, established neighborhood ensures a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Building plot in a nice area in Kokkinotrimithia on a cul-de-sac. Ideal for a family home. This residential plot offers a level surface ready for immediate construction and is situated in a high-demand residential pocket. The H1 zone's 120% building factor is a strategic advantage, allowing for a vertical development of up to three floors (11.4 meters), making it perfect for an apartment block or a large-scale custom villa. Its cul-de-sac location ensures minimal traffic and enhanced privacy for future residents.

Building Data

Building Density: 120%

Cover Factor: 70%

Town Planning Zone: Residential (Zone H1)

Maximum Floors: 3

Maximum Height: 11.4 meters

Total Area: 524 sqm

Proximity Landmarks

The Nicosia-Troodos Motorway is located within a 2-minute drive, providing a direct and rapid connection to the capital's city center and the western mountain regions.

Neo Plaza and the Cyprus Fashion Outlet are the primary commercial landmarks in the area, situated approximately 5 minutes away, offering a wide range of retail, dining, and entertainment options.

The Kokkinotrimithia Regional High School and local primary schools serve as the central educational infrastructure for the community, located within the immediate vicinity of the property.

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

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 the western Nicosia district by improving inter-regional connectivity.

Strategic Location and Urban Connectivity

The value of this property is rooted in its suburban positioning, acting as a bridge between the tranquility of a quiet cul-de-sac and the executive pulse of the capital, 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 opportunity to acquire a high-density H1 residential plot in a premier cul-de-sac location.

Cyprus real estate investment: A top-tier 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, 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 updated March 16, 2026 guidelines, owners can access state grants for integrating residential units into the professional rental market, further enhancing long-term yield.

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.

Development Efficiency: The 120% building density is a strategic advantage for developers seeking to maximize square footage for modern apartment units or large family homes.

Digital Infrastructure: The area is fully served by the 2026 high-speed 5G+ and fiber-to-the-premises network, making it a primary choice for modern "smart" homes and remote professionals.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of suburban peace and high-yield development potential, this Kokkinotrimithia cul-de-sac plot is an unparalleled opportunity. Residential land with 120% density 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 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: **11**

Area

Plot Area: **527m²**



Gallery

