

For Sale, Land, Plot, Nicosia, Deftera Pano, 797m²

For Sale : **€ 119,000**

Description
High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This 797 m² under-division residential plot in Pano Deftera represents an elite investment opportunity in one of Nicosia's most rapidly transforming suburban districts. Falling within the premier H1 planning zone, the property boasts an exceptional building density of 120% and a 70% coverage factor, specifically designated for high-yield development. This technical profile is ideal for a strategic acquisition, allowing for the construction of a high-density apartment complex or multiple modern residences that maximize return on investment. In March 2026, the Nicosia residential market is experiencing a significant value surge following the landmark January 1st tax reform, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution (SDC) on rental income, drastically improving net yields for developers and long-term landlords. Furthermore, the 2026 market is characterized by a strong shift toward high-quality urban-suburban living, supported by the government's latest "Renovate-Rent" grants launched on March 16, 2026, and the imminent completion of major road networks connecting Lakatamia and Deftera directly to the GSP area. The plot's superior density and its placement within a core development zone ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Under-division residential plot for sale in Pano Deftera, total area 797 m². Suitable for developing 1 or 2 family homes or a high-density residential project. The plot allows for a sophisticated architectural design that maximizes functional square footage and vertical space. Its position within the primary residential core ensures immediate access to essential infrastructure and professional municipal services. Title deed available.

Building Density 120%
Cover Factor 70%
Town Planning Zone Residential (Zone H1)
Plot Area 797 m²
Proximity Landmarks Located near the Grammar School Nicosia and the newly delivered Ippokratous-Argyroupoleos-Tseriou road network, which reached full operational delivery in March 2026. This connection provides rapid 5-minute access to the Nicosia Mall and the primary arterial roads leading to the capital's center.

Strategic Location and Urban Connectivity

The value of this property lies in its placement within a high-density residential enclave, offering a lucrative development canvas that is perfectly connected to the administrative and commercial heart of the capital.

Plots of land for sale in Pano Deftera: A premier opportunity to acquire a high-potential residential plot in a strategically expanding suburban location.
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 20, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which launched on March 2, 2026, offering combined grants of up to 100,000 euro for primary residence construction when integrated with energy upgrade incentives.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants of up to 35,000 euro for integrating residential units into the affordable rental market, with zero income tax on such rents for a three-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 developers and residents alike.
High Yield Potential: The 120% building density provides an unparalleled canvas for developers looking to maximize floor area ratio and ROI in a high-demand suburban market.
Smart-City Infrastructure: Benefiting from the latest regional infrastructure projects, including the completion of the major bypass road this month, which significantly reduces daily commute times into Nicosia.
Suburban Living: Surrounded by top-tier private schools, medical centers, and professional services, making it a primary choice for modern families and professional tenants.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of high-density capacity and strategic location, this H1 plot in Pano Deftera is an unparalleled opportunity. Residential land with 120% density is a rare and powerful acquisition for the 2026 market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this high-yield 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**
Unit Number: **PLOT 3**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **11**

Area

Plot Area: **797m²**

Gallery

