



For Sale, Land, Plot, Nicosia, Kampia, 713m²

For Sale : € 84,000

Description

Family Living and Long-term Investment

The Foundation of Your Future. This prime 713 sqm residential plot in the serene village of Kampia represents a premier opportunity for custom home development in a region defined by its natural beauty and strategic expansion. Falling within the H2 planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for a spacious two-story family residence that prioritizes privacy, elevated living, and architectural harmony with the surrounding hills. 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 Kampia. The plot's significant road frontage and proximity to landmark natural sites 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 Kampia, totaling 713 sqm with approximately 20 meters of road frontage along a registered road. This property falls within Residential Planning Zone H2 with a building factor of 90% and a coverage coefficient of 50%. This residential land offers a level surface ready for immediate construction and is situated in a high-demand pocket favored for its fresh air and panoramic views. The H2 zone's 90% building factor combined with an 8.3-meter height allowance is a strategic advantage, allowing for the creation of a modern family home with extensive outdoor amenities, capitalizing on the area's excellent accessibility and the growing demand for high-quality suburban living in 2026.

Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone H2 (Residential)

Total Area 713 sqm

Maximum Floors 2

Maximum Height 8.3 meters

Road Frontage approx. 20 meters

Title Deed Available

VAT Applies

Proximity Landmarks

The Tamassos Dam and its scenic reservoir, located approximately 540 meters from the property, provide a tranquil environmental landmark and a popular spot for nature walks and photography.

Riverland Bio Farm, a leading destination for organic produce and family-oriented agricultural activities, is situated within the village of Kampia, just a short drive from the residential zone.

The Church of the Transfiguration of the Savior, a Byzantine-style architectural centerpiece of the modern village, serves as the heart of the community's social and spiritual life.

The Machairas Monastery, one of the most historic and sacred sites in Cyprus, is reachable within a 20-minute scenic drive through the Machairas National Forest Park.

The ancient city-kingdom of Tamassos and the Monastery of Agios Irakleidios are located nearby in Politiko, offering deep historical and cultural significance to the region.

The Nicosia-Kapedes road provides direct access to the capital, with the center of Nicosia reachable within a 25-minute drive, balancing rural peace with urban convenience.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning on the Machaira mountain plateau, acting as a bridge between the absolute tranquility of the foothills 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 Kampia: A rare opportunity to acquire a residential H2 plot with 90% density and significant road frontage in a sought-after 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 26, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with enhanced grants for eligible families.

Wellness and Nature Focus: Located at an elevation of 500 meters, this plot is ideal for buyers prioritizing health, fresh air, and a connection to the Pediou River valley landscape.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating high-quality



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 for homeowners.
Digital Infrastructure: The area is served by the 2026 high-speed 5G+ and regional fiber networks, making it a primary choice for modern smart homes and remote professionals seeking a rural lifestyle.
If you are looking for G&P Lazarou trusted properties that offer the perfect balance of suburban peace and high-value investment potential, this Kampia plot is an unparalleled opportunity. Residential land with 90% 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 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
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Main Features

Property Subtype: **Plot**

Area

Plot Area: **713m²**



Gallery

