


# For Sale, Land, Plot, Nicosia, Pera Chorio, 700m²

For Sale : **€ 69,000**

**Description**
Small Development and High-Value Living

The Foundation of Your Future. This 700 sqm residential plot in the sought-after area of Pera Chorio represents a strategic opportunity for those looking to balance high-yield potential with the comfort of a quiet, established neighborhood. Falling within the Ka6 planning zone, the property offers a substantial building density of 90% and a 50% coverage factor, making it exceptionally versatile for either a bespoke high-specification family residence or a strategic small-scale multi-unit development. 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. The plot's generous size and flat topography ensure an efficient construction process, a standard of quality we have prioritized for 3 decades of experience.

Description Residential Plot for Sale in Pera Chorio. A 700 sqm residential plot located in a sought-after area. The plot enjoys approximately 10 meters of frontage along a registered road on its northeast boundary, providing convenient access. It features an irregular shape with a flat surface, ideal for various architectural designs. The surrounding area comprises both established residential developments and undeveloped parcels of land, offering a balanced and peaceful environment. Legal Status: Title deed available. VAT: Subject to VAT.

Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (Zone Ka6)
Plot Size 700 sqm
Maximum Floors 2
Maximum Height 10 meters

Proximity Landmarks
Regional Elementary School of Pera Chorio-Nisou A and B provide the primary educational foundation for the community. Campus A is located on Eleftherias Street and Campus B on Archiepiskopou Makariou III, both within a 3-minute drive of the plot.

Regional Gymnasium of Pera Chorio-Nisou is the local secondary school located at 48 Archiepiskopou Makariou III, serving as a central community landmark and providing comprehensive facilities for older students.

Nicosia Early Learning Center is a modern private nursery and pre-primary facility located at 18 Anexartisias Avenue in Pera Chorio, offering bilingual education and STEM-focused programs for young families.

Forum Private Greek School is a highly regarded secondary institution situated at 290 Lemesou Avenue in Nisou, offering a Greek-curriculum private education alternative just 5 minutes away.

The Senior School and The Junior School (Senior Campus) in Latsia are located at 2 Romanou Street, approximately a 10-minute drive via the motorway. As of March 2026, it is a fully authorized IB World School.

Tseriou-Argyroupoleos-Ippokratous Bypass is a major road infrastructure project reaching its final delivery stage this month, promising significant relief for daily commuters by creating a four-lane link to central Nicosia.

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 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 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.
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 on a 700 sqm plot allows for significant residential projects, maximizing ROI in a market where demand for modern, suburban living is steadily rising.
Educational Hub: 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 700 sqm plot in Pera Chorio is an unparalleled opportunity. A plot 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: **700m²**

# Gallery

