For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 797m²

For Sale : **€ 60,000**

Description
Family Living and Long-term Investment

The Foundation of Your Future. This 797 sqm distributed residential share in Kokkinotrimithia represents a premier opportunity for custom home development in one of Nicosia’s most rapidly expanding suburban districts. 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. It is important to clarify that the building density is 90% and the cover factor is 50% as per the H2 zone regulations. 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 Kokkinotrimithia. The existence of a formal distribution agreement for this flat, rectangular western portion ensures a secure and transparent acquisition, a standard of smart investment we have guided for 3 decades of experience.

Description Distributed 50% share of a residential field, extending to approximately 797 sqm out of a 1,594 sqm total area, located in the Kokkinotrimithia community. The property features a desirable rectangular shape and a flat surface, making it ideal for immediate construction. A distribution agreement is already in place, confirming this share as the vacant land on the western part of the field. Situated just 680 meters from the community center and 2 kilometers from the motorway, it offers a balance of village tranquility and modern accessibility. The H2 zone allows for a 90% building factor, providing ample potential for a large-scale family home with significant outdoor space.

Building Data
Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (Zone H2)
Maximum Floors 2
Maximum Height 8.3 meters
Total Share Area 797 sqm

Proximity Landmarks
The Kokkinotrimithia Community Centre is located approximately 680 meters away, providing walking-distance access to local cafes, traditional taverns, and administrative services.

The B9 Motorway is situated 2 kilometers from the property, offering a direct and rapid connection to the capital's city center and the western regions of Nicosia.

Neo Plaza and the Cyprus Fashion Outlet are the primary commercial landmarks in the area, situated a short drive 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 residential zone.

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 property.

Strategic Location and Urban Connectivity
The value of this property is rooted in its suburban positioning, acting as a bridge between the tranquility of village life 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 distributed 797 sqm residential share with 90% density 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 24, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with enhanced grants for eligible families.
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 for homeowners.
Distribution Agreement Security: The formalized agreement specifying the western portion provides the legal clarity necessary for immediate architectural planning and development.
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-value investment potential, this Kokkinotrimithia share is an unparalleled opportunity. Residential land with a clear distribution agreement 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

Main Features

Property Subtype: **Plot**	Furnished: **Unfurnished**

Area

Plot Area: **797m²**

Gallery