

For Sale, Land, Plot, Nicosia, Tseri, 516m²

For Sale : **€ 113,000**

Description
Small Development and High-Value Living

This residential plot in the Tseri area of Nicosia represents a premier opportunity for those seeking to build a custom residence or a pair of modern family homes in a tranquil yet rapidly developing suburban enclave. Spanning 516 square meters, the property falls within the Kα6 planning zone, providing a building density of 90% and a 50% coverage factor. These technical specifications are ideal for a sophisticated two-storey development that prioritizes garden space and privacy while maintaining close proximity to the capital's commercial centers. In March 2026, Tseri has emerged as a focal point for families and first-time buyers, offering a high quality of life bolstered by the ongoing upgrading of the road network and the Nicosia Ring Road project, which has significantly reduced commute times to the city center. The local real estate market in 2026 is further enhanced by the historic tax reform enacted on January 1st, which included the full abolition of stamp duty and the doubling of the Capital Gains Tax exemption for primary residences to 150,000 euro. This plot's balanced building factors and suburban appeal ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Plot for sale located in Tseri area, in Nicosia. The plot has an area of 516sqm. The property falls within the Residential Zone Kα6, having a building density of 90%. Falling within the Residential Planning Zone Kα6, the plot allows for a modern architectural design with a maximum height of 10.0 meters across 2 floors. The property's placement within an established yet expanding residential pocket ensures a secure and appreciating asset in a community that values both suburban peace and modern accessibility. Title deed is available.

Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (Zone Kα6)
Plot Area 516 m²
Proximity Landmarks Located near the Tseri Primary School and within a short distance from the Tseri-Strovolos Bridge and the Nicosia Ring Road.

Strategic Location and Urban Connectivity

The value of this property lies in its placement within a core residential enclave, offering a sophisticated suburban lifestyle that is perfectly connected to the administrative and commercial heart of Nicosia.

Plots of land for sale in Nicosia: A prime opportunity to acquire a versatile residential plot in the high-demand and family-friendly area of Tseri.
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 18, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, offering grants of up to 70,000 euro which can be combined with energy grants for total support up to 100,000 euro for eligible beneficiaries.
Tseri Primary School: Situated in the immediate vicinity, providing families with convenient access to educational facilities within a safe residential environment.
Nicosia Ring Road: Located nearby, this major infrastructure project provides rapid access to the highway network and the various districts of Nicosia, bypassing city center traffic.
Lakatamia Health Centre: Accessible in under 8 minutes, ensuring residents have nearby access to comprehensive medical services.
Major Supermarkets: Easy access to the Tseri commercial high street, featuring pharmacies, bakeries, and large retail chains for daily convenience.
Nicosia City Center: Positioned approximately 15 minutes away, ensuring a manageable commute for professionals working in the capital's business districts.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of suburban tranquility and modern connectivity, this Tseri plot is an unparalleled opportunity. Residential lands in such developing suburbs move quickly as families seek more spacious housing at a moderate price.

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: **516m²**

Further Details

Corner Plot

Gallery

