

For Sale, Land, Plot, Nicosia, Pera Chorio, 912m²

For Sale : **€ 159,000**

Description
Small Development and High-Value Living

The Foundation of Your Future. This large residential plot in Pera Chorio represents an exceptional opportunity for those seeking a balance between high-yield potential and a serene residential lifestyle. Falling within a planning zone with a substantial building density of 90% and a 50% coverage factor, the property is perfectly suited for either a large, bespoke family home or a strategic small-scale development. In March 2026, the local real estate market is experiencing a significant surge in value 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, drastically improving the net acquisition and yield profile for investors. Furthermore, the 2026 market is bolstered by the 6th Edition of the Housing Scheme for the Revitalization of Specific Rural Areas, which launched on March 2, 2026, offering combined grants for primary residences in eligible southern Nicosia communities. The availability of title deeds and the plot's generous dimensions ensure a secure and high-quality investment, a standard of quality we have prioritized for 3 decades of experience.

Description Large residential plot in Pera Chorio. It falls within the residential planning zone Ka6 with a building density coefficient of 90% and a coverage coefficient of 50%, maximum floors 2 and maximum height of 10m. Title deed is available. The property offers a level topography that allows for efficient architectural design, maximizing the 90% density to create spacious, high-value living units. Its position within a quiet neighborhood, combined with direct access to local infrastructure, makes it a primary choice for residential development.

Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (Zone Ka6)
Maximum Floors 2
Maximum Height 10m

Proximity Landmarks
Regional High School of Pera Chorio-Nisou is the central secondary educational pillar for the district, located on Archiepiskopou Makariou III Avenue and providing comprehensive facilities for the local youth.

Nipiagogeio Pera Choriou Nisou 1 & 2 are the community's public pre-primary schools, with Campus 1 on Eleftherias Street and Campus 2 on Archiepiskopou Makariou III, offering essential early childhood education within the residential core.

Idiotiki Elliniki Scholi Forum is a highly regarded private secondary school situated just 5 minutes away on Lemesou Avenue in Nisou, offering a Greek-curriculum private education alternative.

The Senior School in Latsia is accessible via a 10-minute drive. As of March 2026, it is a fully authorized IB World School, offering the International Baccalaureate Diploma Programme alongside the English National Curriculum.

Tseriou-Argyroupoleos-Ippokratous Bypass is a major road infrastructure project reaching its final delivery stage in March 2026, promising significant relief for daily commuters by creating a four-lane link that bypasses traditional congestion at Nicosia's southern entrance.

Strategic Location and Urban Connectivity
The value of this property is rooted in its placement within a rapidly developing suburban corridor, offering a sophisticated lifestyle that is perfectly connected to both the administrative pulse of Nicosia and the southern coastal routes via the recently upgraded regional infrastructure.

Plots of land for sale in Pera Chorio: A premier opportunity to acquire a high-potential residential plot in a well-serviced and tranquil 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 23, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with grants of up to 100,000 euro when combined with new energy upgrade incentives 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 for a four-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 end-users.
Development Versatility: The 90% building density is a strategic advantage for developers looking to capitalize on the increasing demand for high-quality suburban apartments in the Nicosia district.
Smart-City Infrastructure: Benefiting from the latest regional infrastructure projects, including the completion of major road bypasses and the expansion of high-speed fiber connectivity into the Pera Chorio area this month.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of residential peace and high-yield development potential, this Pera Chorio plot is an unparalleled opportunity. Land with 90% density in such a privileged location 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 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: **912m²**

Further Details

Water, Electricity

Gallery

