For Sale, Land, Plot, Nicosia, Pera, 1,013m²

REG NO 0/19234- PERA-NICOSIA

For Sale : **€ 77,000**

Description
Small Development and High-Value Living

The Foundation of Your Future. This substantial 1,013 sqm residential plot in the picturesque village of Pera Orinis represents an exceptional opportunity for those seeking a balance between high-yield potential and a serene countryside lifestyle. Falling within the H2 planning zone with a substantial building density of 90% and a 50% coverage factor, the property is perfectly suited for either a bespoke high-specification family villa or a strategic small-scale residential 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 Mountainous, Near the Buffer Zone and Disadvantaged Areas, which launched on March 2, 2026, offering combined grants for primary residences in eligible communities like Pera Orinis. This plot's generous size and positioning in a peaceful village setting ensure a secure and appreciating asset, a standard of quality we have prioritized for 3 decades of experience.

Description Residential plot is available for sale in Pera, Nicosia. The property has an area of 1,013 sqm and falls into H2 residential zone with building density coefficient 90% and coverage density coefficient 50%. The topography and significant area of over one thousand square meters allow for grand architectural designs or the division into smaller units, providing maximum flexibility for the future owner.

Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (Zone H2)
Plot Size 1,013 sqm
Maximum Floors 2
Maximum Height 8.30 meters

Proximity Landmarks
Tamasos Regional Primary School (Perifereiako Dimotiko Scholeio Tamasou) is the central educational landmark for the community, situated within a 3-minute drive and serving Pera Orinis and the neighboring villages.

MAS Supermarket Pera is the main local grocery hub located in the village center, providing immediate access to daily essentials just a short distance from the plot.

The Grammar School Nicosia, one of the island's premier private secondary institutions, is located approximately 10 minutes away in Pano Deftera, offering a convenient high-level educational path for residents.

The Junior and Senior School (Senior Campus) is accessible via a direct 15-20 minute route toward Latsia. As of its March 2026 status, it is a fully authorized IB World School offering the International Baccalaureate Diploma Programme.

The historic Monastery of Agios Herakleidios and the ancient city-kingdom of Tamasos are key cultural and archaeological landmarks within a 5-minute radius of the property.

Nicosia–Palaichori Highway upgrade is a major infrastructure project which, as of March 2026, has significantly improved safety and reduced travel time to the Nicosia city center and the highway network.

Strategic Location and Urban Connectivity
The value of this property is rooted in its placement within a traditional village enclave that offers a sophisticated rural lifestyle, perfectly connected to the capital via the recently upgraded regional road network and the ongoing Phase B3 Nicosia Ring Road enhancements.

Plots of land for sale in Pera Orinis: A premier opportunity to acquire a high-potential residential plot in a tranquil and sought-after village 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 for eligible applicants.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants 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 1,013 sqm plot is a strategic advantage for developers looking to maximize ROI in a growing market.
Digital Infrastructure: Benefiting from the 2026 expansion of high-speed fiber-to-the-home into the Pera Orinis area, making it ideal for remote professionals.
Natural Living: Positioned to offer a peaceful environment and countryside views, making it a primary choice for families seeking long-term stability away from urban congestion.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of residential peace and high-yield development potential, this 1,013 sqm Pera Orinis plot is an unparalleled opportunity. Land with 90% density in such a scenic village 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: **8**

Area

Plot Area: **1,013m²**

Further Details

Water, Electricity

Gallery