

For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 588m²

For Sale : **€ 65,000**

Description
Family Living and Long-term Investment

The Foundation of Your Future. This 588 sqm residential corner plot in Kokkinotrimithia represents a premier opportunity for custom home development in one of Nicosia's most rapidly expanding suburban districts. Falling within the H3 planning zone with a 60% building density and a 35% coverage factor, the property is perfectly suited for a spacious two-story family residence that prioritizes privacy, garden space, and a high quality of life. 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 availability of a title deed and the corner positioning of the plot provide unique flexibility and security for the 2026 buyer, a standard of smart investment we have guided for 3 decades of experience.

Description Residential corner plot of 588 sqm located in Kokkinotrimithia, Nicosia. The property falls within Residential Zone H3 with a 60% building density and a 35% coverage factor, allowing for a maximum height of 8.3 meters. This residential land offers a level surface and is situated in a high-demand residential pocket. The H3 zone's 60% building factor is a strategic advantage for those seeking to build a large-scale custom villa with extensive outdoor amenities and landscaping, while the corner orientation provides enhanced architectural possibilities and dual-street access.

Building Data
Building Density 60%
Cover Factor 35%
Town Planning Zone H3
Maximum Height 8.3 meters
Total Area 588 sqm
Title Deed Available
VAT Subject to VAT

Proximity Landmarks
The Nicosia-Troodos Motorway (A9) is located within a 4-minute drive, providing a direct and rapid connection to the capital's city center and the western mountain regions.

Neo Plaza and the Cyprus Fashion Outlet are the primary commercial landmarks in the area, situated approximately 6 minutes away, offering a wide range of retail, dining, and entertainment options.

Nicosia Mall, the largest shopping center in the district, is reachable within an 8-minute drive, providing comprehensive retail and leisure facilities.

The Kokkinotrimithia Regional High School and local primary schools serve as the central educational infrastructure for the community, located within the immediate vicinity of this 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 shopping needs.

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 588 sqm residential corner plot with 60% 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.
Privacy and Corner Advantage: The 60% building density combined with a corner location is ideal for buyers prioritizing larger outdoor living areas and unique architectural designs.
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 corner plot is an unparalleled opportunity. Residential land with 60% density 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**
Town Planning Zone: **Residential**
Height: **8**

Area

Plot Area: **588m²**

Further Details

Corner Plot

Gallery

