



For Sale, Land, Plot, Nicosia, Mitsero, 465m²

For Sale : € 12,000

Description

Strategic Acquisition and Long-term Investment

This agricultural asset in the Mitsero area represents an exceptional opportunity for strategic positioning in one of the Nicosia district's most authentic and natural landscapes. Falling within the Γ3 planning zone with a 10% building density and a 10% coverage factor, the property is ideal for the creation of a private rural retreat or for agricultural ventures that prioritize tranquility and contact with nature. 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 strategic investors. Furthermore, the 2026 market is bolstered by the latest energy-efficiency grants for new buildings launched on March 2, 2026, offering significant financial incentives for owners incorporating sustainable smart-technologies into their primary residence. The plot's strategic location in an area with rich history and natural beauty ensures a secure asset, a standard of smart investment we have guided for 3 decades of experience.

Description Agricultural plot for sale in the Mitsero area, Nicosia. This property offers a clear canvas for rural development, benefiting from its peaceful atmosphere ideal for those seeking seclusion and serenity. The plot falls within Planning Zone Γ3 with a building density coefficient of 10% and a coverage coefficient of 10%, allowing for a maximum of 2 floors and a height of 7 meters. This land benefits from the area's authenticity, combining the natural environment with reliable accessibility to Nicosia via the improved 2026 road networks.

Building Data

Building Density 10%

Cover Factor 10%

Town Planning Zone Agricultural (Zone Γ3)

Maximum Floors 2

Maximum Height 7 meters

Title Deed Available

Proximity Landmarks

The historic community of Mitsero is the immediate setting, known for its rich mining history and unique natural landscape.

The main road connecting the area to the Nicosia-Anthoupoli motorway is easily accessible, offering a steady connection to the capital.

The Monastery of Agios Panteleimon Achera and other religious monuments are located within a short distance, adding cultural value to the area.

The Agrokipia and Kato Moni communities are situated within a short drive, providing access to traditional local amenities.

The Red Lake and other natural attractions of the area are reachable in a few minutes, offering excellent trails for exploration.

Nicosia and its main commercial hubs are reachable in approximately 25-30 minutes via the optimized 2026 road networks.

Strategic Location and Rural Connectivity

The value of this property is rooted in its positioning as a "Strategic Rural Retreat," acting as a bridge between the professional pulse of the capital and the serene character of the Mitsero countryside, offering reliable access via the 2026 road networks.

Agricultural plots for sale in Mitsero Nicosia: An exceptional opportunity to acquire land in a quiet natural environment.

Cyprus real estate investment: A potential asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Defence Contribution on rental income.

Tax Reform 2026: The January 1st reforms have simplified the financial landscape for buyers, making rural acquisitions more accessible.

Rural Residence Potential: The Γ3 zone is a solid choice for buyers wishing to create a personal sanctuary in nature.

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.

Investment Security: Acquisition in the Mitsero area ensures stable land values and an authentic living standard.

Digital Infrastructure: The area is gradually being integrated into the 2026 high-speed corridors, supporting the need for remote connectivity from the countryside.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of natural peace and strategic investment value, this Mitsero plot is a noteworthy opportunity. Agricultural land in such a serene and historic location is a strategic acquisition for the 2026 market.

Contact G&P Lazarou for a private consultation regarding the prospects of this property. 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**

Area

Plot Area: **465m²**



Gallery

