

For Sale, Land, Plot, Nicosia, Astromeritis, 540m²

For Sale : **€ 59,000**

Description
Small Development and High-Value Living
This residential asset in the strategic community of Astromeritis represents a premier opportunity for custom home development in a region defined by its vital role as a primary junction between the capital and the western districts. Falling within the H2 planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for a modern two-story family residence that prioritizes generous living space and architectural efficiency. 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 Astromeritis. The established residential zoning and strategic location ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.
Description Residential plot for sale in Astromeritis, Nicosia. This property is situated in an organized residential neighborhood and offers a clear canvas for a high-spec private home. The plot falls within Residential Planning Zone H2 with a building density coefficient of 90% and a coverage coefficient of 50%, allowing for a maximum of 2 floors and a height of 8.3 meters. This residential land benefits from its position in a community that serves as a central hub for commerce and transit in the Nicosia district. The 90% building factor is a strategic advantage for those seeking to maximize indoor floor area while capitalizing on the area's high accessibility and the growing demand for quality suburban living in 2026.
Building Data
Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (Zone H2)
Maximum Floors 2
Maximum Height 8.3 meters
Title Deed Available
Proximity Landmarks
The central road axis connecting Nicosia with Troodos and Morphou is in immediate proximity, making the property ideal for those requiring easy commuting.
Astromeritis Primary School and local community parks are located nearby, providing the necessary infrastructure for new families.
The commercial zone of the community, with supermarkets, banks, and retail shops, is easily accessible for the daily needs of residents.
The historic area of Peristerona with its Byzantine monuments is just a few minutes' drive away, offering cultural proximity.
The mountainous areas of Solea and forest nature trails are accessible in a short time, offering opportunities for outdoor recreation.
The capital Nicosia remains at a convenient distance of 25 minutes via the modern road networks and infrastructure of 2026.
Strategic Location and Urban Connectivity
The value of this property is rooted in its positioning as a "Strategic Suburban Hub," acting as a bridge between the professional pulse of the capital and the natural beauty of the countryside, offering rapid access via the 2026 road networks.
Plots of land for sale in Astromeritis: An excellent opportunity to acquire a residential plot with 90% density in a central growth hub.
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 27, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with enhanced grants for families in buffer zone communities.
Tax Reform 2026: New regulations have simplified transfers, making the purchase of residential land in the Nicosia district more accessible and profitable.
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.
Development Advantage: The 90% density is a primary choice for buyers targeting maximum indoor area for large family residences.
Digital Infrastructure: The community is fully integrated into the 2026 high-speed fiber networks, making it a primary choice for professionals seeking connectivity in the countryside.
If you are looking for G&P Lazarou trusted properties that offer the perfect balance of strategic access and high-value investment potential, this Astromeritis plot is an unparalleled opportunity. Residential land with 90% density in such a central growth 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: **540m²**

Gallery

