

For Sale, Land, Plot, Nicosia, Stelmek Area, 380m²

For Sale : **€ 199,000**

Description
Family Living and Long-term Investment
This residential asset in the prestigious STELMEK area of Lakatamia represents a premier opportunity for high-quality family living in one of Nicosia's most sought-after and organized suburban enclaves. Falling within the residential planning zone with an 80% building density and a 45% coverage factor, the property is perfectly suited for the development of one or two family homes that prioritize privacy, garden space, and architectural distinction. 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 latest energy-efficiency grants for new primary residences launched on March 2, 2026, offering significant financial incentives for homeowners incorporating sustainable smart-technologies. The established residential zoning and the elite status of the STELMEK district ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.
Description Residential corner plot for sale in the STELMEK area, Lakatamia, Nicosia. This property offers a south-western orientation and a clear canvas for a high-spec development, suitable for the construction of one or two independent family houses. The plot falls within a Residential Planning Zone with a building density coefficient of 80% and a coverage coefficient of 45%, allowing for a maximum of 2 floors. This residential land benefits from its position in an area that serves as a benchmark for modern suburban living, combining a quiet residential atmosphere with rapid accessibility to the capital's central business district and private health centers. The 80% building factor is a strategic advantage for those seeking to build large family homes with ample outdoor areas, capitalizing on the surging demand for premium residential properties in 2026.
Building Data
Building Density 80%
Cover Factor 45%
Town Planning Zone Residential
Maximum Floors 2
Title Deed Available
Orientation South-Western
Proximity Landmarks
The upscale residential enclave of STELMEK is in immediate proximity, providing a quiet, safe, and high-status environment for families.
The Nicosia Mall and the surrounding commercial hub of Anthoupolis are located within a short drive, offering extensive retail and entertainment options.
Private and public educational institutions in Lakatamia and Archangelos are situated within a short distance, providing top-tier schooling for residents.
The main highway networks connecting Nicosia with the Troodos mountains and the coastal cities are reachable within minutes.
The Linear Park of Pedieos and local community green spaces are accessible in a short walk, promoting an active and outdoor lifestyle.
The capital Nicosia and the government district are reachable in just 15 minutes via the optimized 2026 road networks.
Strategic Location and Urban Connectivity
The value of this property is rooted in its positioning as a "Strategic Family Hub," acting as a bridge between the professional pulse of the capital and the serene character of Nicosia's most modern suburbs, offering rapid access via the 2026 road networks.
Plots of land for sale in STELMEK Lakatamia: An exceptional opportunity to acquire a residential corner plot with 80% density suitable for one or two houses in an elite development.
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.
Tax Reform 2026: The January 1st reforms have simplified the financial landscape for residential buyers, making high-spec developments in STELMEK more accessible.
Custom Home Potential: The 80% density zone is a primary choice for buyers targeting a balance between indoor area and private garden space for large family estates.
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 STELMEK area ensures consistent property values and high-quality neighborhood standards.
Digital Infrastructure: The area is fully integrated into the 2026 high-speed fiber corridors, supporting advanced smart-home systems and remote professional requirements.
If you are looking for G&P Lazarou trusted properties that offer the perfect balance of family peace and strategic investment

potential, this STELMEK plot is an unparalleled opportunity. Residential land with 80% density in such a prestigious 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: **10**

Area

Plot Area: **380m²**