

For Sale, Land, Plot, Nicosia, Pera, 815m²

For Sale : **€ 95,000**

Description
Family Living and Long-term Investment

The Foundation of Your Future. This rectangular residential plot in the charming village of Pera Orinis offers a premier opportunity to secure a serene lifestyle just 15 minutes from the capital. With a building density of 60% and a coverage factor of 35%, it is perfectly suited for a spacious two-story custom family home that takes full advantage of the level terrain and generous 30-meter road frontage. In March 2026, the Cyprus real estate market is witnessing a transformative period 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, significantly enhancing the net acquisition value for homeowners. Furthermore, the 2026 market is characterized by a strong move toward high-quality rural living, supported by the government's 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. This plot's position in a peaceful village setting ensures a secure and appreciating asset, a standard of quality we have prioritized for 3 decades of experience.

Description Residential Plot for Sale – Pera Village. A well-positioned residential plot located in the peaceful village of Pera, offering an excellent development opportunity. Shape and Surface: Rectangular shape with an even surface. Frontage: Approximately 30 meters of road frontage. Utilities: Fully covered with essential services – water, electricity, and telecommunications. VAT: Subject to VAT. Ideal for residential construction, this plot combines convenience, accessibility, and all necessary infrastructure.

Building Density 60%
Cover Factor 35%
Town Planning Zone Residential (Zone H3)
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. It serves the cluster of villages including Pera Orinis, Episkopeio, and Politiko.

Tamasos Regional Nursery School (Perifereiako Nipiagogeio Tamasou) provides vital early childhood education facilities within the immediate community for young families.

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), a licensed private school, is accessible via a direct 15-20 minute route toward Latsia, providing English National Curriculum and IB options as of its 2026 academic status.

The historic Russian Church of Saint Andrew and the neighboring Monastery of Agios Herakleidios are key cultural landmarks within a 5-minute radius.

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

Strategic Location and Urban Connectivity
The value of this property is rooted in its placement within a traditional village enclave that offers a balanced 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 when combined with new energy upgrade incentives.
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 for a four-year period.
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.
Privacy and Space: The 60% building density on a level rectangular surface provides an ideal canvas for a custom-built home that prioritizes garden space and a private lifestyle.
Digital Connectivity: Benefiting from the 2026 expansion of high-speed fiber-to-the-home into the Nicosia rural outskirts.
Suburban Living: Surrounded by natural beauty and local heritage, making it a primary choice for families seeking long-term residential stability.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of rural tranquility and long-term investment potential, this residential plot in Pera village is an unparalleled opportunity. Land with 60% density in such a scenic 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**

Area

Plot Area: **815m²**

Gallery

