

# For Sale, Land, Plot, Nicosia, Deftera Pano, 563m²

For Sale : **€ 95,000**

**Description**
Family Living and Long-term Investment

The Foundation of Your Future. This beautiful residential plot in Pano Deftera represents an exceptional opportunity for those seeking to build a custom family home in one of Nicosia’s most promising suburban growth zones. Falling within the H2 planning zone, the property offers a building density of 90% and a 50% coverage factor, providing a versatile canvas for either a spacious private residence or a modern development that prioritizes both living space and privacy. In March 2026, the Nicosia residential market is experiencing a significant value surge 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, drastically improving the net value of land acquisitions and future yields. Furthermore, the 2026 market is characterized by a strong shift toward high-quality suburban living, supported by the government's latest "Housing Scheme for the Revitalization of Mountainous and Disadvantaged Areas," which, as of March 2, 2026, offers combined grants of up to 100,000 euro for primary residences. The plot’s placement within a newly developing, quiet neighborhood ensures a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Beautiful plot for sale in a newly developing area of Pano Deftera, suitable for the erection of a family house. The plot allows for a modern architectural design that maximizes functional square footage while maintaining a sense of suburban exclusivity. Its position within the Lakatamia-Deftera corridor ensures access to essential infrastructure and professional municipal services. No VAT.

Building Density 90%
Cover Factor 50%
Town Planning Zone Residential Zone H2
Proximity Landmarks Located near the Grammar School Nicosia and the linear park of the Pedieos River, and just minutes away from the newly completed sections of the Nicosia Ring Road, which has significantly improved connectivity to the city center.

Strategic Location and Urban Connectivity

The value of this property lies in its placement within a core residential enclave, offering a balanced lifestyle that is perfectly connected to the administrative and commercial heart of the capital.

Plots of land for sale in Pano Deftera: A premier opportunity to acquire a high-potential residential plot in a tranquil and sought-after suburban 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 20, 2026, this plot may qualify for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with grants of up to 70,000 euro, which can now be combined with 30,000 euro in energy upgrade incentives.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants of up to 35,000 euro for integrating residential units into the affordable rental market, with zero income tax on such rents for a three-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 and long-term residents.
High Yield Potential: The 90% building density provides an ideal canvas for a custom-built home or a small-scale development that prioritizes modern architectural standards.
Smart-City Infrastructure: Benefiting from the latest regional infrastructure projects, including upgraded road networks and expanded fiber-optic connectivity in the Nicosia outskirts.
Suburban Living: Surrounded by top-tier private schools, local amenities, and green spaces, 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 suburban tranquility and high-yield potential, this H2 plot in Pano Deftera is an unparalleled opportunity. Residential land with 90% density in such a prime 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**

Height: **8**

## Area

Plot Area: **563m²**

# Gallery

