

For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 553m²

For Sale : **€ 95,000**

Description
Family Living and Long-term Investment

The Foundation of Your Future. This 553 sqm residential plot in Kokkinotrimithia represents a premier opportunity for custom home development in one of Nicosia’s most rapidly expanding suburban districts. Falling within the H2 planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for a spacious two-story family residence or a private villa. 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 Kokkinotrimithia. The plot’s location in a quiet, family-friendly area with municipal utilities ready ensures a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential Plot for Sale – Kokkinotrimithia, Nicosia. This 553 sqm residential plot is prime building land in a sought-after Nicosia suburb. The H2 zone allows for 90% building density and 50% coverage, making it perfect for a family home, villa, or investment property. Situated in a quiet location with easy access to the A9 motorway, schools, and shops, the land offers a flat surface and is ready for residential development. This is a great opportunity to acquire a rare plot in the growing Kokkinotrimithia area, capitalizing on the excellent accessibility and demand for high-quality suburban living.

Building Data
Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (Zone H2)
Maximum Floors 2
Maximum Height 8.3 meters
Total Area 553 sqm
Infrastructure Municipal utilities ready

Proximity Landmarks
The A9 Motorway is located within a short drive, providing a direct and rapid connection to the capital's city center and the western mountain regions.

Nicosia City Center is reachable within a 10–15 minute drive, offering comprehensive access to the capital's business districts, administrative services, and urban culture.

Neo Plaza and the Cyprus Fashion Outlet are the primary commercial landmarks in the area, situated approximately 5 minutes away, offering a wide range of retail, dining, and entertainment options.

The Kokkinotrimithia Regional High School and local primary schools serve as the central educational infrastructure for the community, located within the immediate vicinity of the property.

Lidl Kokkinotrimithia and other major supermarkets are located along the main commercial axis of the village, ensuring immediate access to all essential daily amenities.

The Kokkinotrimithia Health Center provides essential medical services to the region and is situated just a short drive from the residential zone.

The Astromeritis-Evrychou Highway extension, with key phases delivered through early 2026, continues to enhance the strategic value of the western Nicosia district by improving inter-regional connectivity.

Strategic Location and Urban Connectivity
The value of this property is rooted in its suburban positioning, acting as a bridge between the tranquility of village life and the executive pulse of the capital, while offering rapid access to Nicosia’s business centers via the recently delivered 2026 road

networks.

Plots of land for sale in Kokkinotrimithia: A rare opportunity to acquire a residential H2 plot with 90% density in a sought-after growth area.
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 24, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with enhanced grants for eligible families.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating residential units into the professional rental market, further enhancing long-term yield.
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.
Family-Oriented Development: The 90% building density is a strategic advantage for those seeking to build large-scale custom villas or family homes in a quiet environment.
Digital Infrastructure: The area is fully served by the 2026 high-speed 5G+ and fiber-to-the-premises network, making it a primary choice for modern smart homes and remote professionals.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of suburban peace and high-value investment potential, this Kokkinotrimithia plot is an unparalleled opportunity. Residential land with 90% density in such a well-connected 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: **553m²**

Further Details

Corner Plot