



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

PETRA, KOKKINOTRIMITHIA, NICOSIA, REG.
0/16861

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.

