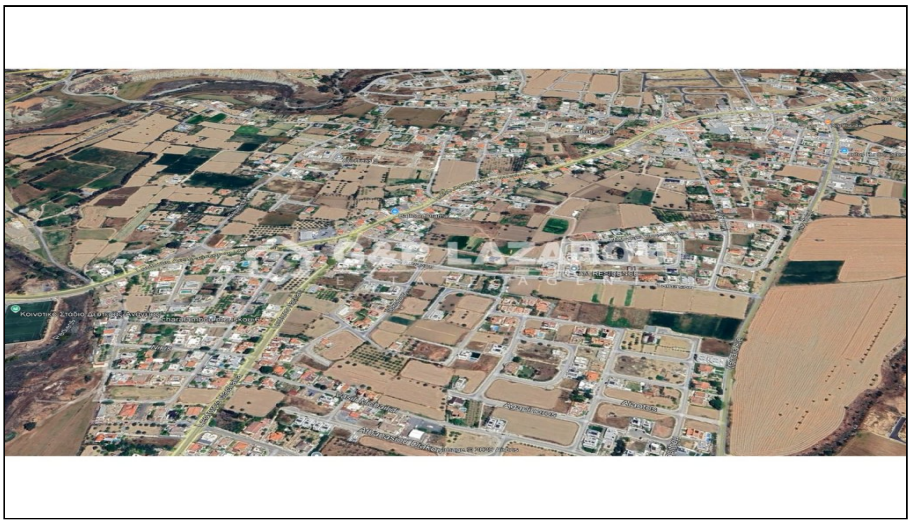


For Sale, Land, Plot, Nicosia, Deftera Pano, 635m²

For Sale : **€ 120,000**

Description
Small Development and High-Value Living

The Foundation of Your Future. This 635 sqm residential plot in Pano Deftera represents a sophisticated development opportunity in one of Nicosia’s most serene and rapidly evolving suburban enclaves. Falling within the H2 planning zone, the property offers a building density of 90% and a 50% coverage factor, providing the technical capacity for a high-value small development or a spacious custom-designed family residence. This density profile is ideal for a versatile project that balances privacy with investment potential, such as a boutique complex of luxury houses or a private villa that capitalizes on the area's natural landscape. 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 net yields for long-term investors. Furthermore, the 2026 market is characterized by a strong shift toward high-quality suburban living, supported by the government's latest green-building grants and infrastructure upgrades. The plot’s superior technical specifications and its placement within a tranquil residential district ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description For sale: Residential land in Pano Deftera, Nicosia, with a total area of 635 sq.m. The property falls within planning zone H2 (100%) and offers a building density of 90% and a cover factor of 50%. It allows for up to 2 floors with a maximum height of 8.3m. Suitable for residential development in a quiet and growing area. 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. Title deed is available.

Building Density 90%
Cover Factor 50%
Town Planning Zone Residential Zone H2
Plot Area 635 sqm
Proximity Landmarks Located near the Grammar School Nicosia and the linear park of the Pedieos River, within easy driving distance of the Nicosia Mall and the primary arterial roads connecting 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 qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction in rural and disadvantaged areas with grants of up to 100,000 euro when combined with 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 developers looking to maximize floor area ratio while maintaining the charm of a suburban project.
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: **635m²**