

For Sale, Land, Plot, Nicosia, Deftera Kato, 578m²

For Sale : **€ 120,000**

Description
Family Living and Long-term Investment

The Foundation of Your Future. This prime 578 m² residential plot in Kato Deftera represents an exceptional opportunity for those seeking to build a bespoke family home in one of Nicosia's most tranquil and promising suburban districts. Falling within the H3 planning zone, the property offers a building density of 60% and a 35% coverage factor, providing a balanced canvas for a spacious private residence that prioritizes both interior comfort and outdoor garden 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. Furthermore, the 2026 market is characterized by a strong shift toward high-quality suburban living, supported by the government's 6th Edition of the Housing Scheme for the Revitalization of Mountainous and Disadvantaged Areas, which, as of March 2, 2026, offers combined grants for primary residences. The plot's placement within a serene environment with a registered road ensures a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description For Sale: Exceptional Residential Plot in Kato Deftera – Build Your Dream Home! Embark on your journey to create the perfect home with G&P Lazarou Estate Agents! This prime 578 m² residential plot in the serene village of Kato Deftera, Nicosia, is your canvas for a bespoke lifestyle. With a registered road, building density of 60%, cover factor of 35%, a maximum of 2 storeys, and a height of 8.3m, this plot offers flexibility to design your ideal residence. Kato Deftera is cherished for its tranquil environment, lush green surroundings, and easy access to Nicosia's city center, blending rural charm with urban convenience. The plot allows for a modern architectural design that maximizes functional square footage while maintaining a sense of suburban exclusivity. Its position within the Kato Deftera corridor ensures immediate access to essential infrastructure and professional municipal services. Title deed is available. Subject to VAT.

Building Density 60%
Cover Factor 35%
Town Planning Zone Residential (Zone H3)
Plot Area 578 m²
Maximum Floors 2
Maximum Height 8.3m
Proximity Landmarks Located near the center of Kato Deftera and within 5 minutes of the newly operational Ippokratous-Argyroupoleos-Tseriou road network, which reached full delivery in March 2026. This connection provides rapid access to the Nicosia Mall and the primary arterial roads leading directly to the capital's commercial heart, blending rural charm with urban convenience.

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 via the expanded highway network and the ongoing Phase B3 Nicosia Ring Road enhancements.

Plots of land for sale in Kato 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 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 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.
Privacy and Space: The 60% building density provides an ideal canvas for a custom-built home that prioritizes garden space and a private lifestyle away from the urban core.
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 long-term investment potential, this H3 plot in Kato Deftera is an unparalleled opportunity. Residential land with 60% 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: **578m²**

Gallery

