

For Sale, Land, Plot, Nicosia, Potamia, 757m²

For Sale : **€ 77,000**

Description
Small Development and High-Value Living
This residential asset in the serene Potamia area represents a premier opportunity for high-end residential projects or private housing in one of Nicosia’s most tranquil and promising suburban environments. Falling within the H2 planning zone with a 90% building density and a 50% coverage factor, this 757 sqm property is perfectly suited for a modern family residence or a sophisticated small-scale development that prioritizes indoor floor area and functional architectural design. 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 latest energy-efficiency grants for new builds launched on March 2, 2026, offering significant financial incentives for homeowners incorporating sustainable smart-technologies into their primary residences. The plot's generous size and location within an organized residential zone ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot for sale in Potamia, Nicosia. This 757 sqm property offers a clear canvas for a high-spec private residence or a small-scale development in a peaceful village setting. The plot falls within Residential Planning Zone H2 with a building density coefficient of 90% and a coverage coefficient of 50%, allowing for a maximum of 2 floors and a height of 8.3 meters. This residential land benefits from its position in an area that serves as a benchmark for quality rural-suburban living, combining elite privacy with easy access to amenities and the city. The 90% building factor is a strategic advantage for those seeking to maximize yield potential while capitalizing on the surging demand for modern residential properties in 2026.

Building Data
Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (Zone H2)
Plot Size 757 sqm
Maximum Floors 2
Maximum Height 8.3 meters
Title Deed Available

Proximity Landmarks
The traditional heart of Potamia village is in immediate proximity, providing a quiet and high-status environment for residents seeking a connection with nature.
The Nicosia-Larnaca highway is located within a 5-minute drive, offering extensive connectivity to the capital and the island's international airport.
The primary school of Potamia and surrounding educational facilities in Dali and Idalion are situated within a short distance, providing excellent schooling options.
The Carlsberg area and the expanding commercial zone of Dali are reachable within minutes, offering essential retail and dining services.
The historic site of Idalion and local nature trails are accessible in a short walk, promoting a balanced and outdoor lifestyle.
The capital Nicosia and the government district are reachable in approximately 20 minutes via the recently optimized 2026 road networks.

Strategic Location and Urban Connectivity
The value of this property is rooted in its positioning as a "Strategic Residential Hub," acting as a bridge between the professional pulse of the capital and the serene, traditional character of Potamia, offering rapid access via the 2026 road networks.

Plots of land for sale in Potamia: An exceptional opportunity to acquire a 757 sqm residential plot with 90% density in a peaceful village setting.
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.
Tax Reform 2026: The January 1st reforms have simplified the financial landscape for residential buyers, making developments in the wider Nicosia district more accessible.
Small-Scale Development Potential: The H2 zone is a primary choice for buyers targeting high-value living with maximum indoor area for residential units.

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.
Investment Security: Acquisition in a growing area with easy city access ensures consistent property values and high-quality neighborhood standards.
Digital Infrastructure: The area is fully integrated into the 2026 high-speed fiber corridors, supporting advanced smart-home systems and remote professional requirements.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of rural peace and strategic investment potential, this Potamia plot is an unparalleled opportunity. Residential land with 90% density in such a spacious 757 sqm lot 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: **757m²**