

For Sale, Land, Plot, Nicosia, Pera Chorio, 650m²

For Sale : **€ 74,000**

Description
Small Development and High-Value Living

The Foundation of Your Future. This 650 sqm residential plot in the desirable area of Pera Chorio represents a strategic opportunity for those looking to balance high-yield potential with the comforts of a quiet, established neighborhood. Falling within the Ka6 planning zone, the property offers a substantial building density of 90% and a 50% coverage factor, making it exceptionally versatile for either a large, high-specification family residence or a small-scale multi-unit development. In March 2026, the local market is particularly strong 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, significantly enhancing the net return for investors and homeowners alike. Furthermore, the 2026 market is supported by the 6th Edition of the Housing Scheme for the Revitalization of Specific Rural Areas, which launched on March 2, 2026, providing significant financial incentives for primary residence construction in the Nicosia district. The plot's flat terrain and registered road frontage ensure an efficient and cost-effective construction process, a standard of quality we have prioritized for 3 decades of experience.

Description Residential Plot for Sale in Pera Chorio. A spacious 650 sqm residential plot located in the desirable area of Pera Chorio. The plot enjoys approximately 18 meters of road frontage along a registered road on its eastern boundary, providing easy access and visibility. It features an irregular shape with a flat surface, offering design flexibility for future development. The immediate area is a mix of established residential developments and undeveloped land. Title deed available. Subject to VAT.

Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (Zone Ka6)
Plot Size 650 sqm
Maximum Floors 2
Maximum Height 10 meters

Proximity Landmarks
Regional High School of Pera Chorio-NisouClick to open side panel for more information is a central educational pillar located on Archiepiskopou Makariou III Avenue, providing comprehensive secondary education to the local and surrounding communities.
Nipiagogeio Pera Choriou Nisou 1 & 2 are the community's public pre-primary schools, with Campus 1 located on Eleftherias Street and Campus 2 on Archiepiskopou Makariou III, offering essential early childhood education within walking distance of the residential core.
Idiotiki Elliniki Scholi Forum is a highly regarded private secondary school located on Lemesou Avenue in Nisou, offering a Greek-curriculum private education alternative just 5 minutes from the plot.
The Senior SchoolClick to open side panel for more information is situated on Romanou Street in Latsia, approximately a 10-minute drive away. As of its September 2025 authorization, it is an IB World School offering the International Baccalaureate Diploma Programme alongside the English National Curriculum.
Tseriou-Argyroupoleos-Ippokratous BypassClick to open side panel for more information is a major road infrastructure project completed in early 2026, significantly improving the commute from Pera Chorio to central Nicosia by bypassing congested urban arteries.

Strategic Location and Urban Connectivity

The value of this property is reinforced by its location in a municipality that serves as a vital link between the capital and the south coast, offering a peaceful residential atmosphere with high-speed access to Nicosia’s commercial center.

Plots of land for sale in Pera Chorio: A versatile opportunity to acquire a high-density residential plot in a growing suburban community.
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 23, 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 for eligible applicants.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants of up to 40,000 euro for

integrating residential units into the affordable rental market, with zero income tax on such rents for a four-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.
Development Versatility: The 90% building density allows for a multi-unit project, maximizing the ROI in a market where demand for modern, suburban apartments is steadily rising.
Educational Hub: Proximity to top-tier public and private schools makes this an ideal location for families prioritizing long-term educational stability.
Transit Connectivity: Positioned near major road arteries and the newly delivered 2026 bypass networks, reducing commute times to Nicosia, Larnaca, and Limassol.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of residential tranquility and high-yield development potential, this 650 sqm plot in Pera Chorio is an unparalleled opportunity. A plot with 90% density in such a well-connected area is a primary choice 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**

Area

Plot Area: **650m²**

Gallery

