



For Sale, Land, Plot, Nicosia, Pera, 545m²

For Sale : € 65,000

Description

Family Living and Long-term Investment

The Foundation of Your Future. This residential plot in the tranquil setting of Pera village represents an exceptional opportunity for those seeking to build a custom family home in a peaceful, rural environment that remains highly accessible to the capital. Falling within a residential planning zone with a building density of 60% and a 35% coverage factor, the property offers a balanced canvas for a spacious two-story private residence that prioritizes both interior luxury and expansive outdoor garden space. In March 2026, the Cyprus real estate market is experiencing a significant shift 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 acquisition value of land. Furthermore, the 2026 market is characterized by a strong move toward high-quality rural living, supported by the government's 6th Edition of the Housing Scheme for the Revitalization of Mountainous, Near the Buffer Zone and Disadvantaged Areas, which launched on March 2, 2026, offering combined grants for primary residences in eligible communities. The plot's rectangular shape, even surface, and full utility coverage ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Residential Plot for Sale – Pera Village. A residential plot located in the tranquil setting of Pera village, ideal for private development or investment. The plot features a rectangular shape with an even surface and approximately 22 meters of road frontage, allowing for versatile architectural designs that maximize natural light and functional square footage. The property is fully serviced with water, electricity, and telecommunication infrastructure. Subject to VAT.

Building Density 60%

Cover Factor 35%

Town Planning Zone Residential

Maximum Floors 2

Maximum Height 10m

Proximity Landmarks Located in the heart of the picturesque Pera Orinis village, within walking distance of the historic Tamassos archaeological site and the Russian Church of Saint Andrew and All Russian Saints. The plot benefits from its proximity to the E903 regional road, providing a direct and scenic 20-minute commute to the Nicosia city center. Additionally, the area is served by local amenities including traditional tavernas and primary schools, ensuring a high quality of life within a serene community.

Strategic Location and Urban Connectivity

The value of this property lies in its placement within a traditional village enclave that offers a balanced lifestyle, perfectly connected to the capital via the recently upgraded regional road network and the ongoing Phase B3 Nicosia Ring Road enhancements which have significantly improved transit times from the southern suburbs.

Plots of land for sale in Pera: A premier opportunity to acquire a high-potential residential plot in a tranquil and sought-after village 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 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 from 85,430 euro to 150,000 euro, providing significant tax savings for end-users and long-term residents.

Privacy and Space: The 60% building density on an even rectangular surface 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 and the expansion of high-speed telecommunications into the Nicosia rural outskirts.

Suburban Living: Surrounded by natural beauty and local heritage, making it a primary choice for families seeking long-term residential stability and a slower pace of life.



If you are looking for G&P Lazarou trusted properties that offer a perfect balance of rural tranquility and long-term investment potential, this residential plot in Pera village is an unparalleled opportunity. Land with 60% density in such a scenic 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**

Area

Plot Area: **545m²**



Gallery

