

For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 966m²

For Sale : **€ 150,000**

Description
Family Living and Long-term Investment

The Foundation of Your Future. This generous 966 sqm residential plot in Kokkinotrimithia represents a premier opportunity for custom home development in one of Nicosia's most rapidly expanding suburban districts. Falling within the H2 planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for an expansive two-story family residence, a private villa, or even a small-scale residential development of two luxury homes. 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 6th Edition of the Housing Scheme for the Revitalization of Mountainous, Buffer Zone, and Disadvantaged Areas, which launched on March 2, 2026, offering significant financial grants for eligible applicants building primary residences in communities like Kokkinotrimithia. The plot's significant size and peaceful positioning within the community ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description For Sale: Residential Plot in Kokkinotrimithia, Nicosia. This 966 sqm residential plot is situated in the peaceful Kokkinotrimithia area and is zoned H2 (100%). It features a 50% cover factor and a 90% building density, allowing for the construction of up to 2 floors with a maximum height of 8.3 meters. This residential land offers a level surface ready for immediate construction and is situated in a high-demand residential pocket. The H2 zone's 90% building factor combined with nearly a full decare of land is a strategic advantage, allowing for the creation of a modern family home with extensive outdoor amenities, swimming pools, and landscaping, capitalizing on the area's excellent accessibility and growing demand for high-quality suburban living.

Building Data
Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (Zone H2)
Maximum Floors 2
Maximum Height 8.3 meters
Total Area 966 sqm

Proximity Landmarks
The B9 Motorway and Nicosia-Troodos highway link are located within a 4-minute drive, providing a direct and rapid connection to the capital's city center and the western regions.

The Kokkinotrimithia Community Centre is situated approximately 950 meters away, providing easy access to local cafes, traditional taverns, and administrative services.

Neo Plaza and the Cyprus Fashion Outlet are the primary commercial landmarks in the area, situated a short drive away, offering a wide range of retail, dining, and entertainment options.

The Kokkinotrimithia Regional High School and local primary schools serve as the central educational infrastructure for the community, located within the immediate vicinity of this residential area.

Lidl Kokkinotrimithia and other major supermarkets are located along the main commercial axis of the village, ensuring immediate access to all essential daily shopping needs.

The Kokkinotrimithia Health Center provides essential medical services to the region and is situated just a short drive from the property.

Strategic Location and Urban Connectivity
The value of this property is rooted in its suburban positioning, acting as a bridge between the tranquility of village life and the executive pulse of the capital, while offering rapid access to Nicosia's business centers via the recently delivered 2026 road networks.

Plots of land for sale in Kokkinotrimithia: A rare opportunity to acquire a substantial 966 sqm residential H2 plot with 90% density in a sought-after growth area.
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.
Government Housing Subsidy: As of March 24, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with enhanced grants for eligible families.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating residential units into the professional rental market, further enhancing long-term yield.
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 homeowners.
Development Flexibility: The 966 sqm area is significantly larger than the standard plot, offering unique potential for a massive single residence or a divided development.
Digital Infrastructure: The area is fully served by the 2026 high-speed 5G+ and fiber-to-the-premises network, making it a primary choice for modern smart homes and remote professionals.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of suburban peace and high-value investment potential, this Kokkinotrimithia plot is an unparalleled opportunity. Residential land with 90% density in such a well-connected area 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: **966m²**