

For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 548m²

For Sale : **€ 80,000**

Description
Small Development and High-Value Living

The Foundation of Your Future. This 548 sqm residential corner 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 a spacious two-story family residence or a sophisticated dual-unit project. 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 fact that this property is a corner plot with a registered road and is not subject to VAT ensures a secure and highly cost-effective acquisition, a standard of smart investment we have guided for 3 decades of experience.

Description For Sale: Residential Corner Plot in Kokkinotrimithia, Nicosia. This 548 sqm corner plot is situated in a newly developing residential area and falls within the H2 planning zone. 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. The corner positioning provides enhanced architectural flexibility, increased privacy, and dual-street access, making it ideal for a high-end villa or a small residential development. The plot is served by a registered road and notably carries no VAT, capitalizing on the area's excellent accessibility and the growing demand for 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 548 sqm
VAT No VAT applicable

Proximity Landmarks
The Nicosia-Troodos Motorway is located within a 3-minute drive, providing a direct and rapid connection to the capital's city center and the western regions.

Neo Plaza and the Cyprus Fashion Outlet are the primary commercial landmarks in the area, situated approximately 4 minutes away, offering a wide range of retail, dining, and entertainment options.

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

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

The Astromeritis-Evrychou Highway extension, with key phases delivered through early 2026, continues to enhance the strategic value of the western Nicosia district by improving inter-regional connectivity.

Strategic Location and Urban Connectivity
The value of this property is rooted in its positioning within a modern suburban pocket, 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 residential corner plot with 90% density and no VAT.
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.
Versatile Development Potential: The corner orientation and 90% density offer superior yield potential for either a large family home or a multi-unit investment.
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 corner 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: **548m²**

Further Details

Corner Plot