

For Sale, Land, Plot, Nicosia, Tseri, 552m²

For Sale : **€ 145,000**

Description
High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This 552 sqm residential plot in a sought-after area of Tseri represents a standout opportunity for those seeking a high-yield residential project in one of Nicosia’s most rapidly transforming suburban hubs. Falling entirely within the Kα5 planning zone, the property boasts a high building density of 100% and a 50% coverage factor, uniquely allowing for the development of a three-storey apartment complex with a maximum height of 13.5 meters. Such technical specifications are ideal for maximizing unit yield and investment returns in a high-demand residential district. In March 2026, Tseri has reached a new peak of desirability following the landmark delivery of the 30.7 million euro Ippokratous-Argyroupoleos-Tseriou road network earlier this month. This major infrastructure project has introduced four-lane connectivity and enhanced landscaping, seamlessly linking the district to the Nicosia Ring Road. The local real estate market in 2026 is further bolstered by the historic tax reforms enacted on January 1st, including the full abolition of stamp duty on property contracts. This plot’s high density, generous height allowance, and strategic location near the highway and essential amenities ensure a secure and high-performing asset, a standard of smart investment we have guided for 3 decades of experience.

Description For Sale: Residential Plot in Tseri, Nicosia. A 552 sqm plot located in a sought-after area of Tseri. Falls within Zone Ka5 (100%), offering 100% building density, 50% coverage, and allowance for 3 floors (max 13.5 m height). Includes registered road access and is close to shops, schools, supermarkets, and the highway. Title deed available. The plot allows for a modern architectural design that maximizes functional square footage and unit yield in a high-demand suburban residential area. Its position within the Tseri Municipality ensures access to upgraded infrastructure and modern municipal services. Title deed is available.

Building Density 100%
Cover Factor 50%
Town Planning Zone Ka5
Plot Area 552 sqm
Proximity Landmarks Situated within a short distance of the Tseri B' Primary School and the central commercial hub, providing immediate access to the newly upgraded Tseriou Avenue and the Nicosia Ring Road junction.

Strategic Location and Urban Connectivity

The value of this property lies in its placement within a core residential enclave, offering a sophisticated suburban lifestyle that is perfectly connected to the administrative and commercial heart of Nicosia.

Plots of land for sale in Nicosia: A prime opportunity to acquire a high-density residential plot in the family-oriented and rapidly developing community of Tseri.
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 19, 2026, this development site is eligible for the 6th Edition of the Housing Revitalization Scheme, offering grants of up to 70,000 euro which can be combined with energy grants for total support up to 100,000 euro for eligible beneficiaries.
Tax Reform 2026: Investors benefit from the landmark reforms enacted on January 1st, including the complete removal of stamp duty on property contracts and a doubled primary residence Capital Gains Tax exemption.
Renovate-Rent Scheme: Under updated March 2026 guidelines, developers can access increased grants for building units intended for the affordable rental market, with higher income limits for potential tenants.
Nicosia Ring Road: Located nearby, Phase 1 of this orbital motorway provides a direct bypass to the capital's main arteries, drastically reducing commute times to the city center and other districts.
Tseri Road Network: The March 2026 completion of the 6.2 km road upgrade project provides four-lane connectivity and enhanced pedestrian amenities, significantly increasing the residential appeal of the area.
Local Amenities: The neighborhood offers convenient access to local bakeries, pharmacies, and expanded municipal services, ensuring a high-quality living environment for future residents.

If you are looking for G&P Lazarou trusted properties that offer high-yield potential and a secure foundation for development, this Tseri plot is an unparalleled acquisition in the 2026 market. High-density residential lands in such strategic locations are a cornerstone of the G&P Lazarou portfolio.

Contact G&P Lazarou for a private consultation to discuss the architectural and ROI potential of this strategic 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: **14**

Area

Plot Area: **552m²**