

For Sale, Land, Plot, Nicosia, Deftera Pano, 599m²

For Sale : **€ 99,750**

Description
Family Living and Long-term Investment

The Foundation of Your Future. This 599 sqm residential plot in Pano Deftera represents a rare opportunity for those seeking to build a custom family home in one of Nicosia's most tranquil and privileged suburban enclaves. Falling within the H4 planning zone, the property offers a building density of 40% and a 25% coverage factor, specifically designated for low-density residential development. This profile is ideal for a private, spacious residence that prioritizes outdoor living and architectural elegance, providing a peaceful retreat while maintaining a secure long-term investment. In March 2026, the Nicosia residential market is experiencing a significant value surge following the landmark January 1st tax reform, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution (SDC) on rental income, drastically improving the net value of land acquisitions. Furthermore, the 2026 market is characterized by a strong shift toward high-quality suburban living, supported by the government's latest green-building grants and major infrastructure milestones, such as the 2026 budget allocation for the Nicosia-Palaichori-Agros road and the replacement of the Deftera Primary School. The plot's level surface and placement within a quiet, established neighborhood ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description A rare opportunity to acquire a residential plot in a small, privileged area with limited availability and strong future development prospects. Total area 599 sqm. Falls within Planning Zone H4. The plot allows for a modern architectural design that maximizes privacy and space. Its position within the Lakatamia-Deftera corridor ensures access to essential infrastructure and professional municipal services. Title deed is available.

Building Density 40%
Cover Factor 25%
Town Planning Zone Residential Zone H4
Plot Area 599 sqm
Proximity Landmarks Located approximately 700 meters from The Grammar School Nicosia and 400 meters from the Nicosia-Palaichori road, within easy driving distance of the Nicosia Mall and the primary arterial roads connecting to the city center.

Strategic Location and Urban Connectivity

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

Plots of land for sale in Pano Deftera: A premier opportunity to acquire a spacious residential plot in a tranquil and sought-after suburban 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 20, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction in rural and suburban areas with grants of up to 100,000 euro when combined with energy upgrade incentives.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating residential units into the affordable rental market, with zero income tax on such rents for a three-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 and long-term residents.
Privacy and Space: The 40% building density 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, including upgraded road networks and expanded fiber-optic connectivity in the Nicosia outskirts.
Suburban Living: Surrounded by top-tier private schools, local amenities, and green spaces, making it a primary choice for families seeking long-term residential stability.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of suburban tranquility and long-term investment potential, this H4 plot in Pano Deftera is an unparalleled opportunity. Residential land in such a prime 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**

Height: **8**

Area

Plot Area: **599m²**