

For Sale, Land, Plot, Nicosia, Tseri, 735m²

For Sale : **€ 170,000**

Description
Small Development and High-Value Living

The Foundation of Your Future. This prime 735 m² residential plot in the Tseri area of Nicosia represents a premier opportunity for those seeking to build a custom residence or a high-value development in one of the capital's most rapidly connecting suburban enclaves. Falling within the Kα6 planning zone, the property provides a building density of 90% and a 50% coverage factor, offering the ideal technical specifications for a sophisticated two-storey project. With a generous frontage of 15.78 meters on a registered road, the site allows for versatile architectural designs, ranging from a detached luxury villa with a pool to a modern duplex or a small apartment building. In March 2026, Tseri has emerged as a top-tier destination for homebuyers following the landmark delivery of the 30.7 million euro Ippokratous-Argyroupoleos-Tseriou road network earlier this month. This major project has drastically improved daily life with four-lane connectivity and wide pavements, seamlessly linking the district to the Nicosia Ring Road. The local real estate market in 2026 is further enhanced by the historic tax reform enacted on January 1st, which included the full abolition of stamp duty and the doubling of the Capital Gains Tax exemption for primary residences to 150,000 euro. This plot's balanced building factors and its status as a prime exchange asset ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Prime residential plot for exchange in Tseri, Nicosia. A 735 m² plot located in a fast-growing residential area with excellent access to the city centre, highways, schools, supermarkets, and all daily amenities. Abuts a registered road with approximately 15.78 m frontage, offering easy construction and good natural light. Falls within Residential Planning Zone Ka6, offering 90% building density, 50% coverage, 2 floors, and maximum height of 10 m. Suitable for a detached villa, modern family home with pool, duplex, or a small apartment building. Clear title deed available. Ideal as a high-value exchange asset. The plot allows for a modern architectural design that maximizes functional square footage 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 90%
Cover Factor 50%
Town Planning Zone Ka6
Plot Area 735 m²
Proximity Landmarks Located near the Tseri B' Primary School and within walking distance of the central commercial district, with 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 versatile residential plot in the high-demand and family-friendly area 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 plot qualifies 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.
Renovate-Rent Scheme: Under the updated March 2026 guidelines, owners in this district can access increased grants for building units intended for the affordable rental market, with sweetened terms and higher income limits for tenants.
Tseri Road Network: The March 2026 completion of the major road upgrades provides four-lane connectivity and 3,000 new trees along the corridor, significantly improving the aesthetic and functional value of the surrounding neighborhood.
Nicosia Ring Road: Located nearby, Phase 1 of this major project provides rapid access to the highway network and the various districts of Nicosia, bypassing city center traffic.
Lakatamia Health Centre: Accessible in under 8 minutes, ensuring residents have nearby access to comprehensive medical services.
Major Supermarkets: Easy access to the Tseri commercial high street, featuring pharmacies, bakeries, and large retail chains for daily convenience.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of suburban tranquility and modern connectivity, this Tseri plot is an unparalleled opportunity. Residential lands in such developing suburbs move quickly as families seek more spacious housing with enhanced infrastructure.

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: **10**

Area

Plot Area: **735m²**

Gallery

