

For Sale, Land, Plot, Nicosia, GSP Area, 2,032m²

For Sale : **€ 575,000**

Description
Family Living and Long-term Investment

The Foundation of Your Future. This large residential plot in the prestigious and fast-developing GSP area of Nicosia represents an exceptional opportunity for those seeking to build a spacious private residence or a high-quality housing development. Falling within the Ka8 planning zone, the property offers a building density of 60% and a 35% coverage factor, providing an expansive canvas for a two-story home that prioritizes both interior luxury and significant garden privacy. In March 2026, the Nicosia residential market is showing steady resilience, with apartment demand outpacing supply and house prices stabilizing after a period of adjustment. A landmark tax reform that took effect on January 1, 2026, has fully abolished stamp duty on all new property contracts, simplified administrative procedures, and improved net value for land acquisitions. Furthermore, the 2026 market is supported by the government's 6th Edition of the Housing Revitalization Scheme, which launched on March 2, 2026, offering combined grants of up to 100,000 euro for eligible primary residences when coupled with energy upgrade incentives. The plot’s placement within a quiet, upscale neighborhood ensures a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Large Residential Plot for Sale in G.S.P. Area, Nicosia. Located in the prestigious and fast-developing G.S.P. area, this large residential plot offers a unique opportunity for building a spacious private residence or a high-quality housing development in a quiet, upscale neighborhood. The plot allows for a modern architectural design that maximizes functional square footage while maintaining a sense of suburban exclusivity. Its position within the GSP corridor ensures immediate access to essential infrastructure and professional municipal services. Title deed available.

Building Density 60%
Cover Factor 35%
Town Planning Zone Residential (Zone Ka8)
Maximum Floors 2
Maximum Height 10 meters
Proximity Landmarks Located in the immediate vicinity of the GSP Stadium and the Senior School. The plot benefits from the major Ippokratous-Argyroupoleos-Tseriou road network upgrade, which reached full operational delivery in March 2026. This vital 6.2 km project provides a four-lane connection between the GSP area and the Nicosia Mall, significantly reducing daily congestion and improving accessibility to the capital's commercial heart. Additionally, the plot is near the historic old GSP stadium site, which is currently being transformed into a major urban leisure hub set to welcome its first commercial businesses by the end of 2026.

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 via the expanded highway network and the ongoing Phase B3 Nicosia Ring Road enhancements.

Plots of land for sale in GSP area: A premier opportunity to acquire a large residential plot in a prestigious 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 increased capital gains tax exemption for primary residences, which rose to 150,000 euro this year.
Government Housing Subsidy: As of March 20, 2026, this plot may qualify for the 6th Edition of the Housing Revitalization Scheme, providing substantial grants for the construction of a primary home.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating residential units into the affordable rental market, further supported by the abolition of Special Defence Contribution on rental income for 2026 profits.
Capital Gains Tax Relief: The 2026 reforms have increased lifetime exemptions for the disposal of immovable property, including a rise in the general exemption to 30,000 euro and agricultural land to 50,000 euro.
Privacy and Space: The 60% building density on a large plot 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 green spaces in the Nicosia outskirts.
Suburban Living: Surrounded by top-tier private schools, local amenities, and an upscale community, 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 large Ka8 plot in the GSP area is an unparalleled opportunity. Residential land with 60% density 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**

Area

Plot Area: **2,032m²**

Gallery

