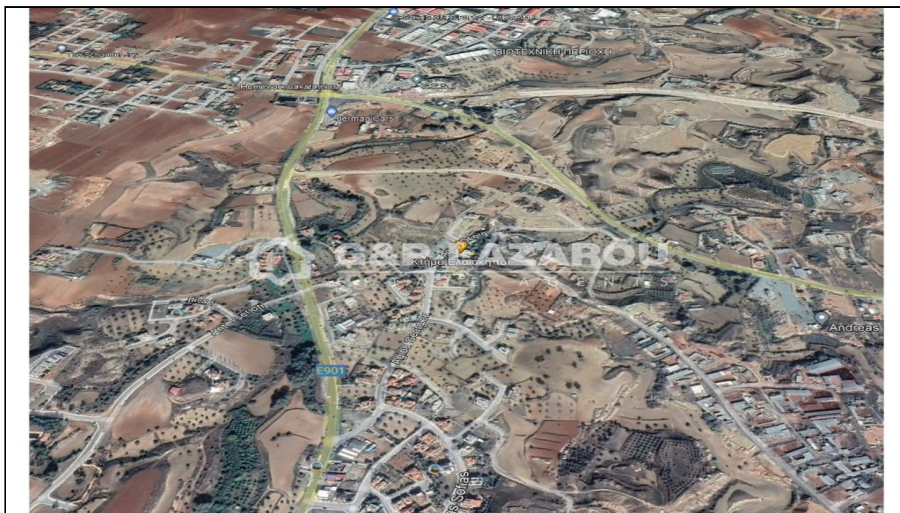




For Sale, Land, Plot, Nicosia, Tseri, 577m²

For Sale : **€ 115,000**

Description

Family Living and Long-term Investment

The Foundation of Your Future. This residential plot in the prestigious Elaiikipoi area of Tseri offers a premier opportunity for those looking to establish a custom family home in one of Nicosia's most sought-after suburban enclaves. Situated within the Kα8 planning zone, the property features a building density of 60% and a 35% coverage factor. These specifications are ideally suited for a spacious two-storey residence that emphasizes privacy, extensive garden space, and high-quality outdoor living. As of March 19, 2026, the local real estate landscape has been significantly transformed by the official 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 pedestrian amenities, seamlessly linking the Elaiikipoi district to the Nicosia Ring Road and drastically reducing travel times to the city center. This enhanced connectivity, combined with the plot's quiet residential setting, ensures a high-value living environment that bridges modern convenience with suburban tranquility.

Description Residential plot in Elaiikipoi of Tseri area. The plot falls within the Residential Planning Zone Kα8 with a building density coefficient of 60% and a coverage coefficient of 35%, maximum floors 2 and 10 meters height. Title deed is available. The plot's balanced density allows for modern architectural designs that prioritize functional family spaces while maintaining significant yard areas for private pools or landscaping. Its position within a developing residential pocket ensures long-term asset appreciation. Title deed is available.

Building Density 60%

Cover Factor 35%

Town Planning Zone Ka8

Proximity Landmarks Located near the Tseri A' Primary School and within a short distance from the newly completed Tseriou Avenue roundabout and the Nicosia Ring Road.

Strategic Location and Urban Connectivity

The value of this property is further enhanced by its placement within a core residential enclave, offering a sophisticated lifestyle perfectly connected to the administrative and commercial heart of Nicosia.

Plots of land for sale in Nicosia: A premier opportunity to acquire a versatile residential plot in the family-oriented 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 2026, this plot is eligible for the 6th Edition of the Housing Revitalization Scheme, offering grants of up to 70,000 euro for eligible beneficiaries, which can now be combined with energy grants for total support up to 100,000 euro.

Tax Reform 2026: Investors and homebuyers benefit from the landmark tax reforms enacted on January 1st, including a doubled primary residence Capital Gains Tax exemption of 150,000 euro and the complete removal of stamp duty on property contracts.

Renovate-Rent Scheme: Under updated March 2026 guidelines, owners in this district 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, bypassing heavy urban traffic.

Local Amenities: The area offers convenient access to local bakeries, pharmacies, and the upgraded municipal services of the Tseri district.

Healthcare Access: The Lakatamia Health Centre is accessible in under 10 minutes, ensuring comprehensive medical support for residents.

If you are looking for G&P Lazarou trusted properties that offer the perfect foundation for a family legacy, this Tseri residential plot represents an unparalleled opportunity in the 2026 market. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Contact G&P Lazarou for a private consultation to discuss the development potential and investment benefits of this residential site.



Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **577m²**



Gallery

