



For Sale, Land, Plot, Nicosia, 945m²

For Sale : € 120,000

Description

Family Living and Long-term Investment

This residential asset in the scenic village of Pera Orinis represents an ideal opportunity for high-quality residential development in a region favored for its traditional character and suburban serenity. Falling within the H3 planning zone with a 60% building density and a 35% coverage factor, the property is perfectly suited for a spacious single-family custom home or a country house that prioritizes generous garden space and architectural flexibility. In March 2026, the local real estate market has been fundamentally revitalized by the landmark January 1st tax reform, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution on rental income, drastically improving the net position for long-term investors. Furthermore, the 2026 market is bolstered by the 6th Edition of the Housing Scheme for the Revitalization of Mountainous, Buffer Zone, and Disadvantaged Areas, which launched on March 2, 2026, offering significant financial grants for eligible applicants building primary residences in communities like Pera Orinis. The plot's strategic position and established residential zoning ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot for sale in Pera Orinis. This property is situated in an organized residential neighborhood and offers a clear canvas for a high-spec private villa or a boutique country house. The plot falls within Residential Planning Zone H3 with a 60% building density and a 35% coverage factor, allowing for a maximum of 2 floors and a height of 8.3 meters. This residential land benefits from its elevated position, offering clean air and beautiful mountain views while remaining just a 15-minute drive from the capital. The 60% building factor is a strategic advantage for those seeking to balance substantial indoor living space with ample private yards, capitalizing on the growing demand for rural-suburban hybrid living in 2026.

Building Data

Building Density 60%

Cover Factor 35%

Town Planning Zone Residential (H3)

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available

Proximity Landmarks

The Tamassos Reservoir and its surrounding nature trails are located within a short drive, offering immediate access to one of the region's most tranquil natural landmarks.

The historic Monastery of Agios Irakleidos, a central cultural and spiritual site in the heart of the Tamassos region, is situated in the immediate vicinity.

The Pera Orinis village core, famous for its traditional architecture and preserved stone-built houses, is within walking distance of the property.

The Nicosia-Deftera-Palaichori main artery is easily accessible, ensuring that the capital remains within a convenient 15-minute commute via the recently delivered 2026 road networks.

Local traditional taverns and community services within the Pera and Politiko area are nearby, offering an authentic Mediterranean lifestyle.

The Russian Church of Apostle Andrew and All Russian Saints in Episkopeio is located within a short drive, adding to the cultural diversity of the area.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "Scenic Suburban Gateway," acting as a bridge between the absolute tranquility of the Tamassos foothills and the professional pulse of the capital, while offering rapid access to Nicosia's business centers via the recently delivered 2026 road networks.

Plots of land for sale in Pera Orinis: A rare opportunity to acquire a residential H3 plot with 60% density and elite mountain views. 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 27, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with enhanced grants for eligible families.

Tax Reform 2026: The January 1st reforms have simplified the tax landscape, making residential developments in the Tamassos district more transparent and cost-effective.

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 homeowners.

Quality of Life Focus: Situated in an area known for its clean air and traditional charm, this plot is ideal for buyers prioritizing health and a peaceful lifestyle.

Digital Infrastructure: The village is served by the 2026 high-speed regional fiber networks, making it a primary choice for remote



professionals seeking a scenic lifestyle.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of rural peace and high-value investment potential, this Pera Orinis plot is an unparalleled opportunity. Residential land with 60% density in such a scenic growth area 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 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: **945m²**



Gallery

