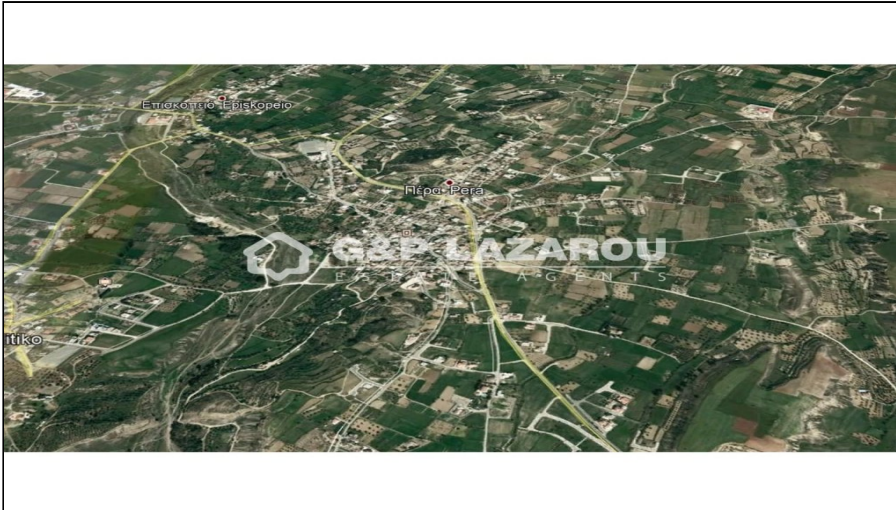




For Sale, Land, Plot, Nicosia, Pera Chorio, 934m²

For Sale : € 120,000

Description

Family Living and Long-term Investment

The Foundation of Your Future. This residential plot in Pera Orinis offers a rare opportunity to secure a serene country lifestyle just 15 minutes from the capital. With a building density of 60% and a coverage factor of 35%, it is perfectly suited for a spacious custom-built family residence that harmonizes with the surrounding mountain views and clean air. In March 2026, the real estate market in the Nicosia outskirts is experiencing a significant uplift following 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. Furthermore, the 2026 market is characterized by strong support for rural homeownership through the 6th Edition of the Housing Scheme for the Revitalization of Mountainous, Near the Buffer Zone and Disadvantaged Areas, which launched on March 2, 2026, offering combined grants for primary residences in eligible communities. This plot's position in a tranquil residential zone provides a secure and appreciating asset, a standard of quality we have maintained for 3 decades of experience.

Description Residential plot positioned in Pera Orinis is available for sale. It is outside Nicosia but only 15 minutes' drive. Additionally, it is a perfect place to build a country house and enjoy the clean air and the beautiful view of the mountains. The plot's topography and 60% density allow for architectural designs that prioritize outdoor living and privacy while maintaining modern comforts.

Building Density 60%

Cover Factor 35%

Town Planning Zone Residential

Maximum Floors 2

Maximum Height 10m

Proximity Landmarks Located within the traditional core of Pera Orinis, providing immediate access to the village's historic pedestrian paths and local primary school. The property is a short drive from the Tamassos Reservoir and the Russian Church of Saint Andrew, which are key regional landmarks. Residents benefit from the ongoing €77 million Nicosia-Palaichori highway project, with significant sections reaching completion in 2026, drastically improving the commute to central Nicosia and the southern mountain regions.

Strategic Location and Urban Connectivity

The value of this property is reinforced by its location in a community that offers a peaceful escape without sacrificing connectivity, benefiting from the recently upgraded regional road network and the 2026 "Smart Village" infrastructure initiatives.

Plots of land for sale in Pera Orinis: A premier opportunity to acquire a high-potential residential plot in a scenic and tranquil 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 23, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with combined grants of up to €100,000 when paired with new energy upgrade incentives for eligible applicants.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants of up to €45,000 for integrating new residential units into the affordable rental market, with zero income tax on such rents for a four-year period.

Capital Gains Tax Relief: The 2026 reforms have increased lifetime exemptions for the disposal of a primary residence to €150,000, providing substantial tax savings for long-term residents.

Lifestyle and Wellness: Positioned to capture the cooling mountain breezes and unobstructed views, making it an ideal site for a wellness-oriented "country house" project.

Digital Connectivity: Benefiting from the 2026 expansion of high-speed fiber-to-the-home (FTTH) infrastructure into the Nicosia rural periphery, supporting remote work and modern lifestyles.

Sustainable Living: The 60% density encourages the development of homes with significant garden space, aligning with the 2026 European Green Deal targets for biodiversity in residential zones.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of rural peace and modern accessibility, this Pera Orinis plot is an unparalleled opportunity. Land with 60% density in such a scenic upgraded district is a primary choice for the 2026 market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this exceptional 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: **934m²**