



For Sale, Land, Plot, Nicosia, Pera Chorio, 639m²

For Sale : € 97,000

Description

Small Development and High-Value Living

The Foundation of Your Future. This 639 sqm residential plot in the sought-after area of Pera Chorio represents a strategic opportunity for those looking to balance high-yield potential with the comforts of a quiet, established neighborhood. Falling within the Ka6 planning zone, the property offers a substantial building density of 90% and a 50% coverage factor, making it exceptionally versatile for either a large, high-specification family residence or a small-scale multi-unit development. In March 2026, the local market is particularly strong 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, significantly enhancing the net return for investors and homeowners alike. Furthermore, the 2026 market is supported by the 6th Edition of the Housing Scheme for the Revitalization of Specific Rural Areas, which launched on March 2, 2026, providing significant financial incentives for primary residence construction in the Nicosia district. The plot's positioning bordering a designated green area ensures a secure and appreciating investment, a standard of quality we have prioritized for 3 decades of experience.

Description Residential Plot for Sale – Pera Chorio. An excellent opportunity to acquire a 639sqm residential plot located in the sought-after area of Pera Chorio. The plot features a flat surface ideal for development and borders a designated green area, providing permanent privacy and a natural buffer. It is located in a quiet residential neighborhood surrounded by established homes, offering easy access to local amenities and main road connections. Title Deed: Available. VAT: Applicable.

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Zone Ka6)

Plot Size 639 sqm

Maximum Floors 2

Maximum Height 10 meters

Proximity Landmarks

Regional Elementary School of Pera Chorio-NisouClick to open side panel for more information is the primary educational pillar for the community, situated within a 3-minute drive of the plot.

Serves the combined communities of Pera Chorio and Nisou.

Features modern playground facilities and sports courts.

The surrounding area was earmarked in the March 2026 regional budget for enhanced pedestrian safety zones.

B' Elementary School of Idalion provides additional high-quality educational infrastructure just a short distance to the east.

Located in a quiet residential pocket of neighboring Dali.

Known for its spacious grounds and active community involvement.

Easily accessible via the B1 regional road.

Nisou Nursery School is a key facility for young families, positioned conveniently near the village center.

Offers early childhood education in a secure, community-focused setting.

Located less than 1.5 km from the coordinates.

Strategic Location and Urban Connectivity

The value of this property is reinforced by its location in a municipality that serves as a vital link between the capital and the south coast, offering a peaceful residential atmosphere with high-speed access to Nicosia's commercial center.



Plots of land for sale in Pera Chorio: A versatile opportunity to acquire a high-density residential plot in a growing suburban community.

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 grants of up to 100,000 euro when combined 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 40,000 euro for integrating 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 euro, providing significant tax savings for end-users.

Development Versatility: The 90% building density allows for a multi-unit project, maximizing the ROI in a market where demand for modern, suburban apartments is steadily rising.

Environmental Value: Bordering a designated green area ensures a permanent natural outlook and enhances the property's long-term desirability.

Transit Connectivity: Positioned near major road arteries and the newly delivered Tseriou-Argyroupoleos bypass, drastically reducing commute times to central Nicosia.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of residential tranquility and high-yield development potential, this 639 sqm plot in Pera Chorio is an unparalleled opportunity. A plot with 90% density in such a well-connected area 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 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
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Main Features

Property Subtype: Plot	Town Planning Zone: Residential
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Area

Plot Area: **639m²**



Gallery

