

For Sale, Land, Plot, Nicosia, Kampia, 585m²

For Sale : **€ 82,000**

Description
Family Living and Long-term Investment
This residential asset in the quiet community of Kampia represents a premier opportunity for high-quality family living in a serene suburban environment of the Nicosia district. Falling within the H3 planning zone with a 60% building density and a 35% coverage factor, the property is perfectly suited for the development of a grand custom villa or a spacious family residence that prioritizes privacy, garden space, and architectural distinction. 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 latest energy-efficiency grants for new primary residences launched on March 2, 2026, offering significant financial incentives for homeowners incorporating sustainable smart-technologies. The plot's advantageous corner position with an impressive 49 m frontage ensures a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.
Description Residential plot for sale in Kampia Village, Nicosia. This property offers a clear canvas for a high-spec development, benefiting from its prominent corner position which enhances architectural flexibility and street presence. The plot falls within Residential Planning Zone H3 with a building density coefficient of 60% and a coverage coefficient of 35%, allowing for a maximum of 2 floors and a height of 8.30 meters. This residential land benefits from being part of an authentic community, combining a quiet living environment with steady accessibility to the main road networks leading to Nicosia’s commercial hubs. The 60% building factor is a strategic advantage for those seeking to build large family homes with extensive outdoor areas, capitalizing on the surging demand for spacious suburban properties in 2026.
Building Data
Building Density 60%
Cover Factor 35%
Town Planning Zone Residential (Zone H3)
Maximum Floors 2
Maximum Height 8.30 meters
Position Corner Plot
Frontage Approximately 49 meters
Subject to VAT Yes
Proximity Landmarks
The traditional and peaceful residential community of Kampia Village is the immediate setting, providing a safe and quiet environment for families.
The main road connecting the village to the Nicosia-Palaichori highway is nearby, offering a direct route toward the capital.
The Tamassos Dam and the surrounding natural park areas are located within a short drive, providing excellent outdoor and recreational facilities.
The Pera Orinis and Politiko communities are nearby, offering access to historical landmarks and traditional local amenities.
Essential services, including local bakeries and small retail shops in the greater Orinis area, are accessible within a few minutes.
The capital Nicosia and its main business districts are reachable in approximately 25 minutes via the optimized 2026 road networks.
Strategic Location and Urban Connectivity
The value of this property is rooted in its positioning as a "Strategic Family Retreat," acting as a bridge between the professional pulse of the capital and the serene, traditional character of the Kampia countryside, offering reliable access via the 2026 road networks.
Plots of land for sale in Kampia Nicosia: An exceptional opportunity to acquire a corner residential plot with 60% density in a peaceful setting.
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.
Tax Reform 2026: The January 1st reforms have simplified the financial landscape for residential buyers, making high-spec developments in Kampia more accessible.
Custom Home Potential: The H3 zone is a primary choice for buyers targeting a balance between indoor area and private garden space for large family estates.
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.
Investment Security: Acquisition in the Kampia area ensures consistent property values and a high-quality, authentic neighborhood standard.
Digital Infrastructure: The area is fully integrated into the 2026 high-speed fiber corridors, supporting advanced smart-home systems

and remote professional requirements.
If you are looking for G&P Lazarou trusted properties that offer the perfect balance of family peace and strategic investment potential, this Kampia plot is an unparalleled opportunity. Residential land with 60% density in such a prominent corner 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 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**

Height: **8**

Area

Plot Area: **585m²**

Gallery

