

For Sale, Land, Plot, Nicosia, Pera Chorio, 685m²

For Sale : **€ 74,500**

Description
Small Development and High-Value Living

The Foundation of Your Future. This 685 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 flat topography and 25-meter road frontage ensure an efficient and cost-effective construction process, a standard of quality we have prioritized for 3 decades of experience.

Description Residential Plot for Sale in Pera Chorio. We are pleased to present this well-located residential plot situated in the sought-after area of Pera Chorio. The plot features a trapezoidal shape with a flat surface, ideal for development, and approximately 25 meters of road frontage along a registered road. It is located in a quiet residential neighborhood surrounded by a mix of established homes and undeveloped parcels, 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 685 sqm
Maximum Floors 2
Maximum Height 10 meters
Proximity Landmarks Located with immediate access to the Nicosia-Limassol motorway, making it a prime spot for commuters. The plot is in close proximity to the Pera Chorio-Nisou Primary School and local community parks. It also benefits from the ongoing infrastructure improvements in the Nicosia South Orbital Motorway (Phase B3), which is enhancing regional connectivity across the southern Nicosia municipalities as of March 2026.

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.
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.
Family Infrastructure: Surrounded by local schools, supermarkets, and pharmacies, ensuring a practical and high-quality lifestyle for residents.
Transit Connectivity: Positioned near major road arteries, reducing commute times to Nicosia, Larnaca, and Limassol.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of residential tranquility and high-yield development potential, this 685 sqm plot in Pera Chorio is an unparalleled opportunity. A flat 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

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **685m²**

Gallery

