For Sale, Land, Plot, Nicosia, Stelmek Area, 531m²

MORFOU & STEFANOU GIANNAKOU PLOT 24
(R.41408)

For Sale : **€ 172,000**

Description
Small Development and High-Value Living
This residential asset in a quiet and well-developed area of Lakatamia represents a premier opportunity for high-end residential projects or private housing in one of Nicosia's most stable suburban environments. Falling within the Ka6 planning zone with a 90% building density and a 50% coverage factor, this under-division property is perfectly suited for a modern family residence or a sophisticated small-scale development that prioritizes indoor floor area and functional architectural design. 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 builds launched on March 2, 2026, offering significant financial incentives for homeowners incorporating sustainable smart-technologies into their primary residences. The plot's location within an organized residential zone 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 Lakatamia, Nicosia. This property is currently under division, offering a clear canvas for a high-spec private residence or a small-scale development in a peaceful and established neighborhood. The plot falls within Residential Planning Zone Ka6 with a building density coefficient of 90% and a coverage coefficient of 50%, allowing for a maximum of 2 floors and a height of 10 meters. This residential land benefits from its position in an area that serves as a benchmark for quality suburban living, combining elite privacy with rapid accessibility to the capital's commercial centers and essential infrastructure. The 90% building factor is a strategic advantage for those seeking to maximize yield potential while capitalizing on the surging demand for modern residential properties in 2026.

Building Data
Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (Zone Ka6)
Maximum Floors 2
Maximum Height 10 meters
Title Deed Under Division

Proximity Landmarks
The upscale residential enclave of Stelmek is in immediate proximity, providing a quiet and high-status environment for residents.
The Nicosia Mall and the surrounding commercial hub of Anthoupolis are located within a 5-minute drive, offering extensive retail and entertainment options.
The main highway network connecting Nicosia with the Troodos region and coastal cities is easily accessible, making the site ideal for professionals.
Private and public educational institutions in Lakatamia and Archangelos are situated within a short distance, providing top-tier schooling options.
The Linear Park of Pedieos and local community green spaces are accessible in a short walk, promoting an active and outdoor lifestyle.
The capital Nicosia and the government district are reachable in just 15 minutes via the recently optimized 2026 road networks.

Strategic Location and Urban Connectivity
The value of this property is rooted in its positioning as a "Strategic Residential Hub," acting as a bridge between the professional pulse of the capital and the serene character of Lakatamia's most organized suburbs, offering rapid access via the 2026 road networks.

Plots of land for sale in Lakatamia: An exceptional opportunity to acquire a residential plot with 90% density in a quiet, well-developed area.
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 developments in

Lakatamia more accessible.
Small-Scale Development Potential: The Ka6 zone is a primary choice for buyers targeting high-value living with maximum indoor area for residential units.
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 a well-developed area ensures consistent property values and high-quality neighborhood standards.
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 suburban peace and strategic investment potential, this Lakatamia plot is an unparalleled opportunity. Residential land with 90% density in such a prestigious under-division project 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: **531m²**

Gallery