

For Sale, Land, Plot, Nicosia, Kampia, 695m²

For Sale : **€ 82,000**

Description
Small Development and High-Value Living
This residential asset in the serene Kampia Village represents a premier opportunity for versatile development in one of the Nicosia district's most peaceful and up-and-coming residential zones. Falling within the H2 planning zone with a 90% building density and a 50% coverage factor, the property perfectly balances the potential for a high-yield small development project or a premium private residence with significant outdoor space. 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 strategic 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 owners incorporating sustainable smart-technologies. The land's registered road access within a developing zone ensures a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.
Description Residential land for sale in Kampia Village, Nicosia. This property offers a clear canvas for high-value development, benefiting from its position in a quiet and developing neighborhood. The plot falls within Residential Planning Zone H2 with a building density coefficient of 90% and a coverage coefficient of 50%, 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 peaceful living environment with reliable connectivity to the capital's essential services. The 90% building factor is a strategic advantage for those seeking to maximize yield through high-value living units or a spacious custom home, capitalizing on the surging demand for suburban properties in 2026.
Building Data
Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (Zone H2)
Maximum Floors 2
Maximum Height 8.30 meters
Access Registered Road
Title Deed Available
Proximity Landmarks
The traditional residential community of Kampia Village is the immediate setting, providing a quiet and safe environment for families and investors alike.
The main road connecting Kampia to the Nicosia-Palaichori highway is easily accessible, 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 "High-Value Suburban Hub," acting as a bridge between the professional pulse of the capital and the tranquil 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 residential land with 90% density and registered road access.
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-yield developments in Kampia more accessible.
Small Development Potential: The H2 zone is a primary choice for investors targeting a balance between building volume and high-quality suburban living.
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, developing 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 serene living and strategic development potential, this Kampia land is an unparalleled opportunity. Residential land with 90% density in such a well-connected and quiet 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: **695m²**

Gallery

