



For Sale, Land, Plot, Nicosia, GSP Area, 627m²

For Sale : € 220,000

Description

Small Development and High-Value Living

The Foundation of Your Future. This plot under division, located in the immediate vicinity of the G.S.P. stadium, represents a versatile development opportunity in one of Nicosia's most prestigious and strategically connected districts. Falling within the Special EX2 Planning Zone, the property offers a building density of 80% and a 45% coverage factor, providing the technical capacity for a high-value development of 1-2 luxury houses. In March 2026, the Nicosia real estate market is benefiting from a transformative tax reform that took effect on January 1st, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution on rental income, significantly improving net yields for investors. Furthermore, the 2026 market is characterized by a strong shift toward high-quality suburban living, supported by the government's 6th Edition of the Housing Revitalization Scheme, which launched on March 2, 2026, offering combined grants for eligible primary residences. The plot's significant density and its placement within a tranquil yet perfectly accessible district ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Plot under division close to G.S.P. stadium. It falls within the Special EX2 Zone with building factor 80% and coverage coefficient 45%. The area is surrounded by luxury houses and is very close to Nicosia centre and the motorway. The plot is suitable for the development of 1-2 houses. The EX2 zoning allows for a modern architectural design that maximizes functional square footage while maintaining a sense of suburban exclusivity. Its position within the G.S.P. corridor ensures immediate access to essential infrastructure and professional municipal services. Title deed available.

Building Density 80%

Cover Factor 45%

Town Planning Zone EX2

Proximity Landmarks Located in the immediate vicinity of the G.S.P. Stadium and the Senior School. The plot benefits from the recently completed Ippokratous-Argyroupoleos-Tseriou road network, which reached full operational delivery in March 2026. This major 6.2 km project provides a vital link between the G.S.P. area and the Nicosia Mall, significantly reducing commute times to the capital's commercial heart. Additionally, the plot is near the historic old G.S.P. stadium site, which is being transformed into a major urban leisure hub set to welcome its first commercial businesses by the end of 2026.

Strategic Location and Urban Connectivity

The value of this property lies in its placement within a core residential enclave, offering a balanced lifestyle that is perfectly connected to the administrative and commercial heart of the capital via the expanded highway network and the ongoing Phase B3 Nicosia Ring Road enhancements.

Plots of land for sale in G.S.P. area: A premier opportunity to acquire a high-potential residential plot in a well-connected and prestigious location.

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 for eligible applicants.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating residential units into the affordable rental market, with zero income tax on such rents for a three-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 and long-term residents.

Versatile Potential: The 80% building density provides an ideal canvas for developers looking to maximize floor area ratio while maintaining the charm of a suburban project.

Smart-City Infrastructure: Benefiting from the latest regional infrastructure projects, including the completion of the major bypass road this month and the ongoing digitalization of community services.

Suburban Living: Surrounded by top-tier private schools, luxury amenities, and green spaces, making it a primary choice for families and professionals seeking long-term residential stability.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of suburban tranquility and high-value potential, this EX2 plot near the G.S.P. stadium is an unparalleled opportunity. Land with 80% density in such a prime 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 high-value 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: **Commercial**

Area

Plot Area: **627m²**



Gallery

