



## For Sale, Land, Plot, Nicosia, Tseri, 1,673m<sup>2</sup>

For Sale : € 165,000

### Description

Small Development and High-Value Living

This large residential square plot in the Lapatsa area of Tseri represents a premier opportunity for those seeking to build a custom luxury villa or a pair of modern family homes in one of Nicosia's most tranquil suburban enclaves. Spanning a significant area with a versatile square shape, the property falls within a residential planning zone providing a building density of 60% and a 35% coverage factor. These technical specifications are ideal for a sophisticated two-storey development that prioritizes privacy, expansive garden space, and high-end outdoor amenities while maintaining seamless access to the capital's commercial centers. In March 2026, Tseri has emerged as a top-tier destination for strategic investment, following the landmark delivery of the €30.7 million Ippokratous-Argyroupoleos-Tseriou road network earlier this month. This major project has drastically improved daily life with four-lane connectivity and wide pavements, linking the Lapatsa district directly to the Nicosia Ring Road and providing rapid transit to the city center. The local real estate market in 2026 is further enhanced by the historic tax reform enacted on January 1st, which included the full abolition of stamp duty and the doubling of the Capital Gains Tax exemption for primary residences to 150,000 euro. This plot's balanced building factors and its location within a high-growth infrastructure corridor ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Large residential square plot near Lapatsa area of Tseri, suitable for the development of a large villa or for future investment. Falling within a Residential Planning Zone, the plot allows for a modern architectural design with a maximum height of 10.0 meters across 2 floors. The property's placement within an established yet expanding residential pocket ensures a secure and appreciating asset in a community that values both suburban peace and modern accessibility. Title deed is available.

Building Density 60%

Cover Factor 35%

Town Planning Zone Residential

Proximity Landmarks Located near the Lapatsa Countryside Venue and within a short distance from the newly completed Tseriou Avenue roundabout and the Nicosia Ring Road.

### Strategic Location and Urban Connectivity

The value of this property lies in its placement within a core residential enclave, offering a sophisticated suburban lifestyle that is perfectly connected to the administrative and commercial heart of Nicosia.

Plots of land for sale in Nicosia: A prime opportunity to acquire a large, versatile residential plot in the high-demand and family-friendly Lapatsa area of Tseri.

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.

Government Housing Subsidy: As of March 18, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, offering grants of up to 70,000 euro which can be combined with energy grants for total support up to 100,000 euro for eligible beneficiaries.

Renovate-Rent Scheme: Under the updated March 2026 guidelines, owners in this district can access increased grants for building units intended for the affordable rental market, with sweetened terms and higher income limits for tenants.

Tseri Road Network: The March 2026 completion of the major road upgrades provides four-lane connectivity and 3,000 new trees along the corridor, significantly improving the aesthetic and functional value of the surrounding neighborhood.

Nicosia Ring Road: Located nearby, Phase 1 of this major project provides rapid access to the highway network and the various districts of Nicosia, bypassing city center traffic.

Lakatamia Health Centre: Accessible in under 10 minutes, ensuring residents have nearby access to comprehensive medical services. Major Supermarkets: Easy access to the Tseri commercial high street, featuring pharmacies, bakeries, and large retail chains for daily convenience.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of suburban tranquility and modern connectivity, this Tseri square plot is an unparalleled opportunity. Large residential lands in such developing suburbs move quickly as families seek more spacious housing with enhanced infrastructure.

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: **1,673m<sup>2</sup>**



## Gallery

