



For Sale, Land, Plot, Nicosia, 770m²

For Sale : € 100,000

Description

Small Development and High-Value Living

The Foundation of Your Future. This residential plot in Anayia village represents a premier opportunity for custom home development in one of Nicosia's most serene yet accessible suburban regions. Falling within the H2 planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for a spacious two-story family residence or a sophisticated dual-unit project. 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 6th Edition of the Housing Scheme for the Revitalization of Mountainous, Buffer Zone, and Disadvantaged Areas, which launched on March 2, 2026, offering significant financial grants for eligible applicants building primary residences in communities like Anayia. The availability of a title deed and the village's peaceful atmosphere ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot, located in Anayia village, is available for sale. The property falls in residential building zone H2 with a maximum building density coefficient of 90% and a land coverage coefficient of 50%, allowing for 2 floors and a maximum height of 8.3 meters. This residential land offers a level surface ready for immediate construction and is situated in a high-demand residential pocket. The H2 zone's 90% building factor is a strategic advantage, allowing for the creation of a modern family home with ample space for outdoor amenities, capitalizing on the area's excellent accessibility and the growing demand for high-quality suburban living in 2026.

Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone H2

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available

Proximity Landmarks

The Pedieos River, which serves as a natural border and green lung for the area, is located within the immediate vicinity, offering scenic views and a tranquil environment.

The main road connecting Nicosia to Palaichori is located within a 2-minute drive, providing a direct and rapid connection to the capital's city center, which is approximately 15 kilometers away.

The village of Deftera, with its expanded range of supermarkets, bakeries, and the historic Church of Panagia Chrysospiliotissa, is situated just 3 minutes away.

Ancient Tamassos, one of the most important archaeological sites in the region, and the Tamassos Reservoir are located within a 6-minute drive, offering unique cultural and recreational outings.

The Psimolofou Regional High School and local primary schools serve as the central educational infrastructure for the community, located just a short distance from the property.

The upcoming infrastructure improvements to the regional road network, delivered through early 2026, continue to enhance the strategic value of the southern Nicosia district by improving safety and reducing commute times.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning within a traditional yet modernizing village, acting as a bridge between the tranquility of the countryside and the executive pulse of the capital, while offering rapid access to Nicosia's business centers via the recently delivered 2026 road networks.

Plots of land for sale in Anayia: A rare opportunity to acquire a residential H2 plot with 90% density in a serene village setting.



Gallery

