

Residential Land Plot in Pera Chorio, Nicosia

For Sale : **€ 51,600**

Description
Large Residential Land Plot in Pera Chorio, Nicosia

Plot Overview
This substantial 3,856 m² land plot is located in the Mesovounia locality of Pera Chorio — a peaceful, well-established community in the Nicosia district. The plot offers an exceptional opportunity for those seeking to build a spacious private detached home with generous surrounding grounds, or for investors looking to acquire a sizeable land holding with strong long-term appreciation potential.

Planning & Zoning
- Zone (split): Γα4 residential zone
  - 57% of plot area: Γα4 (building ratio 10%, coverage 10%, up to 2 floors, max height 7 m)
  - 43% of plot area: Γα4* (parameters as defined by Development Plans)
- Plot size: 3,856 m²
- Registration No: 6/86
- Section: 06
- Sheet Plan: 30/46E2
- Plot No: 95
- Location: Mesovounia locality
- Government-assessed value (01/01/2018): €51,600
- Government-assessed value (01/01/2013): €48,200

The plot is currently empty with no registered buildings, providing a clean canvas for development. The Γα4 low-density zoning ensures the preservation of the peaceful rural residential character while offering the flexibility to construct a comfortable two-storey home with substantial private grounds and garden.

Location & Lifestyle
Pera Chorio (Pera Chorio Nisou) is a well-established village community located southeast of Nicosia, offering a peaceful rural lifestyle within easy commuting distance of the capital. The area is characterised by traditional Cypriot village character combined with modern residential development, making it a popular choice for families and those seeking a balance between countryside living and urban accessibility.

Residents enjoy access to local amenities within the village and neighbouring communities, with Nicosia city centre approximately 12 kilometres away — providing straightforward access to the full range of business, retail, healthcare, and educational services of the capital. Strong road links via the main highway make daily commuting effortless.

Investment Highlights
- Substantial 3,856 m² land plot at an accessible price point
- Located in a peaceful residential community close to Nicosia
- Ideal for construction of a spacious detached family home with large gardens
- Low-density Γα4 zoning preserves the rural residential character
- Up to two storeys of construction permitted (7 m maximum height)
- Empty plot — no existing buildings, offering full development flexibility
- Approximately 12 km from Nicosia city centre
- Strong long-term land value appreciation potential
- Chara Developers — established Cyprus developer

The asking price is €51,600 plus VAT — offered in line with the official government-assessed value. Ideal for both end-users seeking to build a spacious family home and investors looking to acquire well-located land with genuine long-term value in a growing Nicosia satellite community.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **Plot 95**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**

Area

Plot Area: **3,856m²**
Total Area: **3,856m²**

Energy & Heating

Energy Efficiency Grade: **Not Required**