

For Sale, Land, Plot, Nicosia, Lythrodontas, 683m²

For Sale : **€ 48,000**

Description
High-Value Living and Long-Term Investment

This residential plot in Lythrodontas offers a rare opportunity to secure a high-value footprint in one of the Nicosia district's most sought-after suburban retreats. Falling within the H2 planning zone, the property provides a balanced building density of 90% and a 50% coverage factor, making it an ideal foundation for a spacious two-storey private residence or a bespoke small-scale housing project reaching 8.3 meters in height. In March 2026, Lythrodontas has seen a significant surge in interest from families and professionals seeking a wellness-focused lifestyle, as the village sits just 28 minutes from the capital's administrative core while offering immediate access to the pristine nature of the Machairas foothills. The local real estate market in 2026 is characterized by steady domestic demand, bolstered by the historic tax overhaul 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. For those looking to build a custom home that balances modern accessibility with the tranquility of the Cypriot countryside, this plot represents a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential Plot for Sale in Lythrodontas. Located in the peaceful village of Lythrodontas, this residential plot offers an excellent opportunity for development within a serene environment. Planning Zone: H2 (Residential). Building Density Coefficient: 90%, Coverage Coefficient: 50%, Maximum Floors: 2, Maximum Building Height: 8.3 meters. VAT: Applicable. Ideal for constructing a private residence or a small-scale development, with easy access to local amenities and a short drive to Nicosia.

Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (H2)
Proximity Landmarks Located near the historic Church of Agios Therapontas and the Lythrodontas Nature Trails.

Strategic Location and Community Amenities

The true value of this land is rooted in its serene rural setting, offering a sophisticated lifestyle that is perfectly connected to the natural and cultural heartbeat of Cyprus.

Plots of land for sale near Nicosia: A premier opportunity to acquire a versatile residential plot in the high-appreciation and community-focused village of Lythrodontas.
Cyprus real estate investment: A high-potential asset for 2026, benefiting from the full abolition of stamp duty and the removal of the 3% 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 €60,000 for families, which can now be combined with Energy Ministry grants for total support up to €100,000.
Machairas National Forest Park: Situated just 5 minutes away, providing direct access to world-class cycling routes, nature trails, and the scenic Kionia peak.
Lythrodontas Village Center: Reachable in just 2 minutes, offering essential amenities such as traditional tavernas, local bakeries, a medical center, and primary schooling.
Aelia Wellness Retreat: Located within a 10-minute drive, placing your future home near one of the island's most prestigious centers for wellness and relaxation.
Nicosia City Center: Positioned approximately 28 minutes away via the Alampra interchange, ensuring a seamless commute to the capital's retail and business districts.
Larnaca International Airport: Reachable in just 35 minutes, providing convenient global connectivity while maintaining a peaceful residential environment.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of building density and natural beauty, this Lythrodontas plot is an unparalleled opportunity. Residential lands in this growing suburban corridor are increasingly favored for their lifestyle value and move quickly once they enter the 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.

Would you like me to compile all the Lythrodontas properties we have extracted into a clean comparison table so you can evaluate the different sizes and road frontages side by side?

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **683m²**

Gallery

