



For Sale, Land, Plot, Nicosia, Lythrodontas, 1,133m²

For Sale : € 140,000

Description

Small Development and High-Value Living

This expansive 1,133 sqm residential plot in Lythrodontas represents a premier opportunity for those seeking to build a custom residence or a strategic small-scale project in one of Nicosia's most tranquil suburban retreats. Falling within the H2 planning zone, the property provides a high building density of 90% and a 50% coverage factor, offering the ideal technical specifications for a versatile two-storey development that maximizes both indoor living area and functional outdoor space. A standout technical feature of this property is its significant land area, which provides superior architectural flexibility, the potential for a large-scale private estate with extensive gardens, or a high-yield multi-unit residential project. In March 2026, Lythrodontas has seen a significant surge in interest from professionals prioritizing a wellness-first lifestyle, as the village provides a serene escape just 28 minutes from the capital's administrative core while remaining perfectly connected to the nature of the Machairas foothills. The local real estate market in 2026 is characterized by steady 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 euro. This plot's superior building factors and massive square meterage ensure 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 community in Nicosia district. The land area is 1,133 sqm, it falls within the H2 Planning Zone, with 90% building density, 50% coverage and 8.3m height. It offers easy access to all amenities and to the neighboring villages. The property's significant size and level topography provide an efficient foundation for a bespoke residential project in a community that values both heritage and modern urban accessibility. Title deed is available.

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 and large 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 euro for families, which can now be combined with Energy Ministry grants for total support up to 100,000 euro.

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 Alampira 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 with such significant square meterage 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.

Details

Property Type: Land	Status: Available	Website
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Main Features

Property Subtype: Plot	Town Planning Zone: Residential	Height: 8
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Area

Plot Area: **1,133m²**



Gallery

