

For Sale, Land, Plot, Nicosia, Lythrodontas, 671m²

For Sale : **€ 70,000**

Description
High-Value Living and Long-Term Investment

This 630 sqm residential plot in Lythrodontas represents a premier opportunity for those seeking to build a custom residence in one of Nicosia's most sought-after 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 spacious two-storey home that maximizes both indoor living space and private outdoor gardens. A standout technical feature of this plot is its impressive 35-meter road frontage along the southern boundary, combined with a perfectly rectangular shape and flat surface, which provides exceptional architectural flexibility and abundant natural southern light. 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. This plot's generous frontage and superior building factors within a quiet residential neighborhood ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential Plot for Sale – Lythrodontas. Situated in a quiet residential neighborhood of Lythrodontas, this 630 sqm plot presents an excellent opportunity for development. Plot Area: 630 sqm. Shape & Terrain: Rectangular, flat surface. Road Frontage: 35m along the southern boundary. Planning Zone: H2. Maximum Floors: 2. Maximum Height: 8.3m. VAT: Applicable. Title Deed: Available. Ideal for residential construction with generous building allowances and a strong location.

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 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 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 with such significant road frontage and flat topography 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

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **671m²**

Gallery

