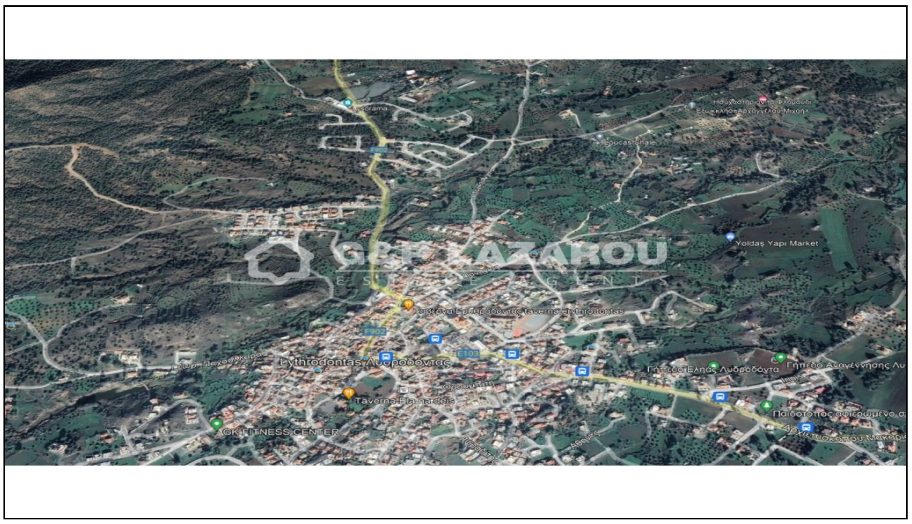



# For Sale, Land, Plot, Nicosia, Lythrodontas, 682m²

For Sale : **€ 74,900**

**Description**
Small Development and High-Value Living

This residential plot in Lythrodontas represents a premier opportunity for those seeking to build a custom residence or a small-scale development 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 versatile two-storey project that maximizes both indoor living area and functional outdoor space. 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 nature. 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 removal of the 3% Special Defence Contribution on rental income. This plot’s superior building factors within a quiet and attractive residential neighborhood ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot in a quiet and attractive location in Lythrodontas. The plot falls within the Residential Planning Zone H2, with building density coefficient of 90%, coverage coefficient of 50%, maximum 2 floors and a maximum height of 8.3m. The property's level topography and attractive neighborhood setting provide an efficient foundation for a bespoke residential project in a community that values both heritage and modern urban accessibility.

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 2, 2026, this plot qualifies for the 6th stage of the housing revitalization plan for mountainous and rural areas, offering financial support up to 60,000 euro for permanent residence applications.
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 high density and attractive positioning 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**

Height: **8**

## Area

Plot Area: **682m²**

# Gallery

