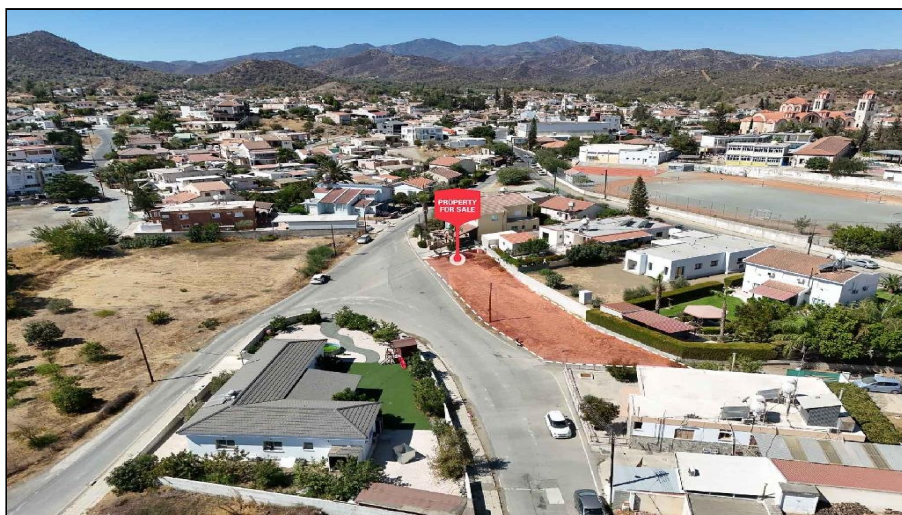




For Sale, Land, Plot, Nicosia, Lythrodontas, 707m²

(ID:PR43595), REG. 0/32582, LYTHRODONTAS, NICOSIA

For Sale : **€ 50,000**

Description

High-Value Living and Long-Term Investment

This nearly rectangular residential plot in the heart of Lythrodontas represents a premier opportunity for those seeking to build a custom residence or a small-scale development in one of Nicosia's most tranquil suburban retreats. Falling within the H2 planning zone, the property provides a balanced building density of 90% and a 50% coverage factor, perfectly suited for a two-storey home that maximizes indoor living space and expansive garden areas. A standout feature of this plot is its impressive 65-meter dual frontage along Agioi Saranta and Mihalaki Paridi streets, combined with a flat surface and ideal southeast orientation for natural 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 central position ensures that all essential modern conveniences are within immediate reach, a standard of smart investment we have guided for 3 decades of experience.

Description Discover a prime residential plot in the heart of Lythrodontas, Nicosia District, with G&P Lazarou Estate Agents! Located just 200m east of Agios Therapon church and 55m east of Meletio Primary School, this nearly rectangular plot boasts a flat surface and southeast orientation, with an impressive 65m facade along Agioi Saranta and Mihalaki Paridi streets. Falling within the Residential Zone H2 with a 90% building density, it offers excellent potential for residential development. Perfectly situated in a sought-after community with easy access to local amenities, this plot is an ideal investment opportunity for developers or homeowners seeking a strategic location.

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (H2)

Proximity Landmarks Located 55m east of Meletio Primary School and 200m east of the historic Agios Therapon Church.

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 enhanced tax exemptions for primary residence construction.

Machairas National Forest Park: Situated just 5 minutes away, offering immediate access to Nicosia's primary green lung for cycling, hiking, and forest exploration.

Meletio Primary School: Reachable in less than a 1-minute walk, making this an ideal location for families seeking convenience and a safe neighborhood environment.

Agios Therapon Church: Located just 2 minutes away, anchoring the property in the historical and spiritual heart of this traditional "olive grove" village.

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 luxury relaxation.

Nicosia City Center: Positioned approximately 28 minutes away via the Alampira interchange, ensuring a seamless commute to the capital's business and retail districts.

Larnaca International Airport: Reachable in just 35 minutes, providing convenient global connectivity while maintaining a peaceful suburban 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 central proximity 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: **707m²**

Further Details

Corner Plot



Gallery

