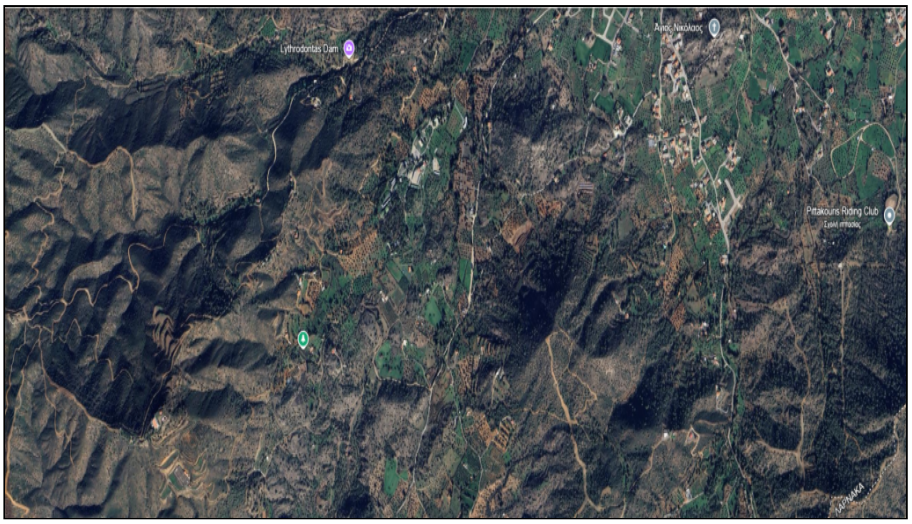

For Sale, Land, Field, Nicosia, Lythrodontas, 5,352m²

For Sale : **€ 70,000**

Description
For Sale Agricultural Land In Lythrodontas, Nicosia
Discover an excellent opportunity to acquire a 2,676 m² share of a larger 5,352 m² agricultural field in the picturesque village of Lythrodontas, Nicosia. Nestled in a peaceful countryside setting surrounded by natural beauty, this property represents an attractive investment for agricultural use, land banking or long-term capital appreciation. Its tranquil location offers the perfect escape from urban living while remaining within convenient reach of nearby communities and the capital.
The property falls entirely within the Γ3 Agricultural Planning Zone (100%), benefiting from a 10% building density and 10% coverage factor. Development regulations permit the construction of approved agricultural buildings and ancillary structures up to 2 floors with a maximum building height of 8.3 metres, subject to obtaining the necessary planning permits and approvals. The property is landlocked and does not have a separate Title Deed, as the sale concerns 2,676 m² (approximately 1/2 share) of the total 5,352 m² field, making it an attractive and affordable opportunity for investors seeking long-term value.
Situated in the traditional village of Lythrodontas, the property enjoys a peaceful rural environment while remaining close to local shops, cafés, schools and other everyday amenities. Excellent road connections provide convenient access to neighbouring villages, the Machairas area and Nicosia City Centre.
The property is situated approximately 2.0 km from Lythrodontas Village Centre, 8.0 km from Analiontas, 13.0 km from Tseri, 20.0 km from Nicosia City Centre, 21.0 km from the University of Cyprus and approximately 45.0 km from Larnaca International Airport.
Whether you are looking for agricultural land, a strategic long-term investment or an affordable countryside property with future potential, this field represents an excellent opportunity in one of Nicosia's most attractive rural locations.
To discover more agricultural land for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/agricultural/sort_by/website_listing_date/sort_direction/desc/
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Field**
Town Planning Zone: **Agricultural**
Height: **8**

Area

Plot Area: **5,352m²**