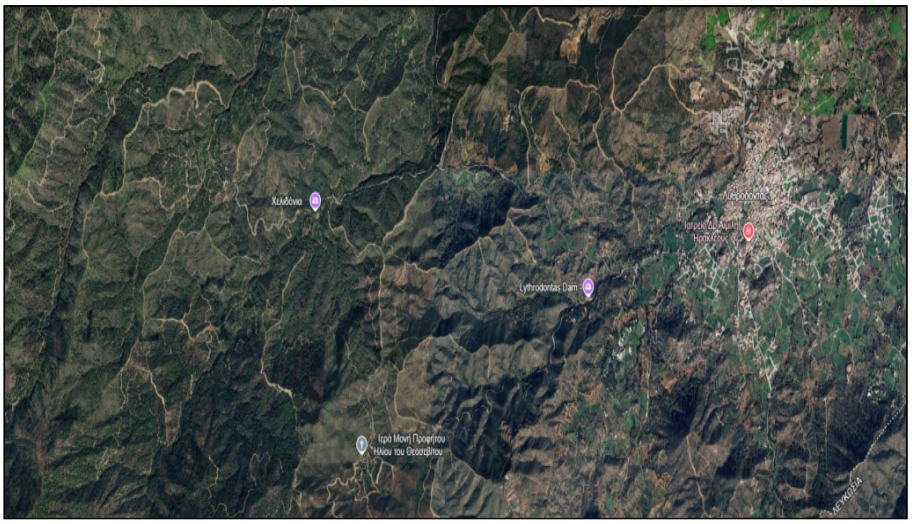


For Sale, Land, Field, Nicosia, Lythrodontas, 11,372m²

For Sale : **€ 50,000**

Description
For Sale Protection Zone Land In Lythrodontas, Nicosia
Discover a rare opportunity to acquire an expansive 11,372 m² protection-zone field in the peaceful countryside of Lythrodontas, Nicosia. Nestled among rolling hills and unspoiled natural landscapes, this exceptional property offers complete tranquillity, breathtaking surroundings and outstanding long-term investment potential. It is an ideal acquisition for nature lovers, investors or buyers seeking a private rural retreat within one of Cyprus' most scenic mountain regions.
The property falls entirely within the Z1 Protection Planning Zone (100%) and benefits from a 6% building density and 6% coverage factor. These planning provisions encourage carefully controlled, low-density development that preserves the area's natural environment while permitting the construction of a residence or compatible development of up to 2 floors with a maximum building height of 8.3 metres, subject to obtaining the necessary planning permissions.
The impressive size of the property provides exceptional flexibility for creating a secluded countryside residence, an eco-friendly retreat or a nature-oriented investment while maintaining the peaceful character of the surrounding protected landscape. The vast land area also offers ample space for landscaped gardens, olive groves or recreational outdoor areas.
Located in the traditional village of Lythrodontas, the property enjoys convenient access to local amenities including supermarkets, cafés, bakeries, schools and everyday services, while remaining surrounded by beautiful countryside and the foothills of the Machairas Forest. The area is renowned for its peaceful atmosphere, hiking trails and authentic Cypriot character.
The property is situated approximately 2.3 km from Lythrodontas Village Centre, 5.5 km from Analiontas, 7.0 km from Pera Village, 10.0 km from Machairas Forest, 21.0 km from Nicosia City Centre, 31.0 km from Larnaca International Airport and approximately 34.0 km from Athalassa National Forest Park.
A separate Title Deed is available, ensuring a secure and straightforward transfer of ownership.
Combining an exceptional land area, favourable protection-zone planning parameters, peaceful surroundings and excellent long-term investment prospects, this property represents a unique opportunity to own a substantial piece of Cyprus' protected countryside.
To discover more options in this area, you can browse our complete portfolio of protection-zone land for sale in Nicosia directly from our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/
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: **Other**
Height: **8**

Area

Plot Area: **11,372m²**