

For Sale, Land, Field, Nicosia, Lythrodontas, 419m²

For Sale : **€ 5,000**

Description
For Sale Agricultural Land In Lythrodontas, Nicosia
An excellent opportunity to acquire a 419 m² agricultural field in the peaceful village of Lythrodontas, Nicosia. Nestled within a tranquil rural setting, this property is ideal for those seeking a small agricultural holding, a countryside investment or a peaceful retreat surrounded by the natural beauty of the Cypriot landscape.
The property falls entirely within the Γ3 Agricultural Planning Zone (100%) and benefits from a 10% building density and 10% coverage factor. These planning parameters allow for the construction of agricultural support buildings or a traditional countryside residence, subject to obtaining the necessary permits and approvals. Development regulations permit construction of up to 2 floors with a maximum building height of 8.3 metres.
The property is currently landlocked, providing a quiet and private environment away from busy roads. Although compact in size, it offers excellent potential for small-scale agricultural use, olive trees, gardening or as a long-term investment in one of Nicosia's most attractive rural communities.
A further advantage is that the property comes with a separate Title Deed, ensuring a secure and straightforward transfer of ownership.
Situated in the traditional village of Lythrodontas, the property enjoys easy access to local amenities, supermarkets, cafés, bakeries and schools, while remaining surrounded by scenic countryside and nature. The location also offers convenient connections to nearby villages and Nicosia city.
The property is situated approximately 1.8 km from Lythrodontas Village Centre, 4.5 km from Analiontas, 6.5 km from Pera Village, 9.0 km from Athalassa National Forest Park, 20.0 km from Nicosia City Centre and approximately 32.0 km from Larnaca International Airport.
Combining favourable agricultural planning parameters, a ready Title Deed and a peaceful countryside location, this property represents an excellent opportunity for agricultural use or a secure long-term investment.
To discover more options in this area, you can browse our complete portfolio of agricultural land for sale in Nicosia 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: **419m²**