

For Sale, Land, Plot, Nicosia, Lythrodontas, 528m²

For Sale : **€ 65,000**

Description
Family Living and Long-term Investment

This 528 sqm residential plot in Lythrodontas offers a premier opportunity for those looking to build a custom home in one of the Nicosia district's most serene and sought-after suburban retreats. Falling within the H3 planning zone, the property provides a building density of 60% and a 35% coverage factor, specifically optimized for the creation of a spacious two-storey family residence that prioritizes privacy, garden space, and a high quality of life. In March 2026, Lythrodontas has seen a significant surge in interest from families seeking a wellness-focused lifestyle, as the village sits just 28 minutes from the capital's administrative core while offering immediate access to the pristine nature of the Machairas foothills. The local real estate market in 2026 is characterized by steady domestic demand, bolstered by the historic tax overhaul on January 1st which included the full abolition of stamp duty and the doubling of the Capital Gains Tax exemption for primary residences to 150,000 euro. For those seeking a secure and appreciating asset to build a long-term family foundation, this plot represents a superior choice, a standard of smart investment we have guided for 3 decades of experience.

Description For Sale Residential Land in Lythrodontas, Nicosia. Acquire a 528 sqm parcel of Residential Land for Sale in the scenic village of Lythrodontas, Nicosia. This plot has a confirmed Registered Road, providing secure access. The land falls within the popular Zone H3(100%). Building factors include a 60% Building Density and 35% Cover Factor, allowing for a substantial home up to two floors (max 8.3m height). The property's confirmed road access and level topography provide an efficient foundation for a bespoke residential project in a community that values both heritage and modern urban accessibility.

Building Density 60%
Cover Factor 35%
Town Planning Zone Residential (H3)
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 18, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, offering grants of up to 60,000 euro for families, which can now be combined with Energy Ministry grants for total support up to 100,000 euro.
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 in this growing suburban corridor are increasingly favored for their lifestyle value and 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: **528m²**