

For Sale, Land, Field, Nicosia, Lythrodontas, 8,027m²

For Sale : **€ 95,000**

Description
For Sale Agricultural Land In Lythrodontas, Nicosia
An excellent opportunity to acquire a substantial agricultural field in the peaceful village of Lythrodontas, Nicosia. Extending to 8,027 m², this exceptional property combines productive agricultural potential with excellent countryside amenities, making it an ideal choice for agricultural investors, nature enthusiasts or buyers seeking a private rural retreat with existing infrastructure already in place.
The property falls entirely within the Γ3 Agricultural Planning Zone (100%) and benefits from a 10% building density and 10% coverage factor. These favourable planning parameters allow for the development of a traditional farmhouse, countryside residence, eco-friendly retreat or agricultural support buildings, 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.
A major advantage of the property is its excellent existing infrastructure. It features two private boreholes, ensuring a reliable water supply for agricultural activities, while the land is planted with approximately 110 mature olive trees and 25 pine trees, creating a productive yet picturesque environment. In addition, the property includes a built storage room equipped with a generator, offering practical facilities for farming operations or recreational use. These features make the property ideal for establishing a productive agricultural holding, a holiday home or a peaceful countryside retreat.
Situated in a tranquil rural setting, the property enjoys easy access to both Lythrodontas and Analiontas, offering convenient access to supermarkets, traditional tavernas, schools and all essential daily amenities while maintaining the privacy and serenity of village life.
The property is situated approximately 2.5 km from Lythrodontas Village Centre, 4.0 km from Analiontas Village, 8.0 km from Tseri, 12.0 km from Athalassa National Forest Park, 15.0 km from the Mall of Cyprus and approximately 18.0 km from Nicosia City Centre.
Combining a generous land area, mature olive grove, private boreholes, existing storage facilities and favourable agricultural planning parameters, this property represents an outstanding opportunity for agricultural investment or the creation of a private countryside sanctuary in one of Nicosia's most desirable rural communities.
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: **8,027m²**

Gallery






