

For Sale, Land, Field, Nicosia, Lythrodontas, 13,450m²

For Sale : **€ 195,000**

Description
For Sale Large Agricultural Land In Lythrodontas, Nicosia.
An excellent opportunity to acquire a substantial agricultural field in the picturesque village of Lythrodontas, Nicosia. With a total land area of 13,450 m², this impressive property offers significant potential for agricultural use, long-term investment, or future rural development. Benefiting from registered road access and a peaceful countryside setting, it represents a valuable asset in one of the district's most attractive rural locations.
The property falls within two planning zones, comprising approximately 94% within the Γ3 Agricultural Zone and 6% within the Z3 Protection Zone. It benefits from a building density of 10% and a coverage factor of 10%, allowing for agricultural-related development subject to the relevant permits and approvals. Planning regulations permit the construction of up to 2 storeys with a maximum building height of 8.3 metres.
A major advantage of the property is its registered road access, providing straightforward accessibility and enhancing both its usability and long-term value. The large land area offers excellent flexibility for cultivation, orchards, agricultural facilities, countryside projects, or other approved rural uses.
Situated within the scenic surroundings of Lythrodontas, the property enjoys a tranquil environment while maintaining convenient access to village amenities and major road connections. The area is renowned for its natural beauty, traditional character and proximity to the Machairas region.
The property is situated approximately 1.5 km from Lythrodontas Village Centre, 7.0 km from Mathiatis, 10.0 km from Analiontas, 12.0 km from the Machairas Forest region, 14.0 km from Tseri, 16.0 km from Athalassa National Forest Park, 18.0 km from the University of Cyprus and approximately 20.0 km from Nicosia City Centre.
Combining a substantial land area, registered road access, favourable agricultural planning characteristics and an attractive countryside location, this property represents an outstanding investment opportunity with excellent long-term potential.
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: **13,450m²**

Further Details

Corner Plot