

For Sale, Land, Plot, Nicosia, Pedoulas, 598m²

For Sale : **€ 100,000**

Description
The Foundation of Your Future
Imagine standing on the exact spot where your future begins, surrounded by the crisp mountain air and the breathtaking scenery of the Marathasa Valley. Buying land in Pedoulas is not just an investment; it is the ultimate freedom to design a custom mountain retreat or a permanent sanctuary tailored perfectly to your family's lifestyle. This exceptional residential plot offers the ideal blank canvas to bring your architectural vision to life in one of Cyprus's most picturesque and traditional mountain villages.
The Perfect Density for a Beautiful Private Residence
Boasting a 598-square-meter surface and excellent road frontage, this property is primed for the construction of a unique hillside home. With a 40% building density, the zoning offers the perfect density for a beautiful, private single-family house. It is perfectly sized for a cozy yet spacious mountain villa with stone-cladded finishes and tiered gardens that blend into the natural landscape. All essential infrastructure is already in place, making your transition to mountain living incredibly smooth.
Key Property Features:
Property Type: Residential Plot
Plot Size: 598m² of developable mountain land
Planning Zone: H4 (Residential)
Building Density: 40% (Ideal for a private single-family house)
Coverage Ratio: 25%
Max Floors/Height: 2 Floors / 8.3m Height
Infrastructure: Registered public road access with direct water, electricity, and telecommunications.
Location & Neighborhood Benefits
Location is the foundation of any great investment. Situated in the tranquil and historic village of Pedoulas, this plot offers a rare balance of peaceful mountain living and proximity to some of the island's most famous landmarks.
Archangelos Michael Church (UNESCO): ~450m (Approx. 2 mins drive)
Pedoulas Village Center: ~350m (Approx. 1 min drive)
Kykkos Monastery: ~12 km (Approx. 20 mins drive)
Troodos Square: ~18 km (Approx. 25 mins drive)
Nicosia City Center: ~65 km (Approx. 1 hour 15 mins drive)
Make It Yours
If you are searching for premium real estate in the mountains with guaranteed tranquility and charm, this plot for sale in Pedoulas is an unparalleled opportunity. Plots with registered road access in such scenic locations are highly coveted.
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange a site visit and discuss the possibilities!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **8**

Area

Plot Area: **598m²**

Gallery

