

For Sale, Land, Plot, Nicosia, Lythrodontas, 691m²

For Sale : **€ 83,000**

Description
Small Development and High-Value Living

This 691 sqm corner residential plot in Lythrodontas represents a premier opportunity for those seeking to build a custom residence or a high-potential project in one of Nicosia's most tranquil suburban retreats. Falling within the H2 planning zone, the property provides a high building density of 90% and a 50% coverage factor, offering the ideal technical specifications for a versatile two-storey development that maximizes both indoor living area and functional outdoor space. A standout technical feature of this property is its corner positioning and flat topography, which provides superior architectural flexibility, enhanced privacy, and the advantage of dual road frontage. In March 2026, Lythrodontas has seen a significant surge in interest from professionals prioritizing a wellness-first lifestyle, as the village provides a serene escape just 28 minutes from the capital's administrative core while remaining perfectly connected to the nature of the Machairas foothills. The local real estate market in 2026 is characterized by steady 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. This plot's superior building factors and prominent corner location ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description For Sale Residential Plot in Lythrodontas, Nicosia. Imagine escaping the city noise and standing on the spot where your dream retreat begins. This exceptional corner plot offers a 691-square-meter surface and the distinct advantage of being a blank canvas to bring your vision to life. With a 90% building density, the zoning offers fantastic versatility: it is perfectly sized for a spacious, traditional-style family house with a large garden, or a small-scale residential building. All essential infrastructure is already in place, including registered public road access, direct water, electricity, and telecommunications. Key Property Features: Property Type: Residential Plot, Plot Size: 691 sqm of flat land, Planning Zone: H2 (Residential), Building Density: 90%, Coverage Ratio: 50%, Max Floors/Height: 2 Floors / 8.3m Height. Title deed available.

Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (H2)
Proximity Landmarks Located approximately 600m from the Lythrodontas Village Center and 200m east of Agios Therapon church.

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 corner 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 corner plot is an unparalleled opportunity. Residential lands with such prominent dual frontage 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: **691m²**

Further Details

Corner Plot