

For Sale, Land, Plot, Nicosia, Pyrgos Kato, 1,331m²

For Sale : **€ 135,000**

Description
For Sale Residential Land in Kato Pyrgos, Nicosa
Your Seaside Sanctuary in Tylliria
Imagine owning a piece of paradise where the mountains meet the crystal-clear waters of Morphou Bay. Buying land in Kato Pyrgos is not just an investment; it is the ultimate freedom to design a custom coastal retreat or a permanent sanctuary in one of Cyprus's most authentic and untouched seaside villages. This massive residential plot offers a blank canvas to bring your vision to life, surrounded by the refreshing sea breeze and the tranquil pace of village life.
Versatile Development Opportunities
Boasting an expansive 1,331-square-meter surface and registered road access, this property is primed for a significant residential project. With a 90% building density, the zoning offers fantastic versatility: it is perfectly sized for a sprawling luxury villa with extensive gardens and a private pool, or a small-scale residential development for those looking to tap into the area's growing popularity as a summer destination. All essential infrastructure is already in place, ensuring a smooth transition to your new Mediterranean lifestyle.
Key Property Features:
Property Type: Residential Land
Plot Size: 1,331m² of developable land
Planning Zone: H2 (Residential)
Building Density: 90% (Suitable for a large family house or a multi-unit project)
Coverage Ratio: 50%
Max Floors/Height: 2 Floors / 8.3m Height
Infrastructure: Registered public road access with direct water, electricity, and telecommunications.
Location & Community Benefits
Location is about lifestyle and escaping the city hustle. Situated in the heart of the Tylliria peninsula, this land offers a rare balance of secluded serenity and proximity to the village’s famous beaches.
Omega Beach: ~2.3 km (Approx. 4 mins drive) – One of the most beautiful sandy beaches in the region.
Kato Pyrgos Fishing Harbour & Center: ~1.2 km (Approx. 2 mins drive) – Close to local fish taverns, cafes, and bakeries.
Polis Chrysochous: ~50 km (Approx. 55 mins drive) – A stunning scenic drive along the coast.
Nicosia City Center: ~85 km (Approx. 1h 15m drive via the Limnitis crossing) – Perfect for a weekend getaway from the capital.
Nature & History: Moments away from the historic Chapel of Panagia Galoktisti and lush nature trails.
Make It Yours
If you are searching for real estate that offers peace, sea views, and genuine potential, this residential land in Kato Pyrgos is an unparalleled opportunity. Oversized plots with such high density in this coastal gem are highly coveted.
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your visit to the site!

Details

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

Main Features

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

Area

Plot Area: **1,331m²**

Gallery







