

For Sale, Land, Field, Nicosia, Lythrodontas, 6,021m²

For Sale : **€ 95,000**

Description
For Sale Agricultural Land In Lythrodontas, Nicosia.
An excellent opportunity to acquire a substantial agricultural field in the community of Lythrodontas, Nicosia. With a total land area of 6,021 m², this property offers significant potential for agricultural activities, cultivation purposes or long-term land investment in one of the district's most picturesque rural locations.
The property falls entirely within the Γ3 Agricultural Planning Zone, benefiting from a 10% building density, 10% coverage factor, permission for development of up to 2 storeys, and a maximum building height of 8.3 metres. These planning parameters provide flexibility for agricultural-related development and permitted structures, subject to the relevant planning permissions and regulations.
The property is currently landlocked, presenting an attractive opportunity for investors seeking agricultural land with future potential in an established rural community. Its generous land area and peaceful setting further enhance its long-term investment appeal.
Situated in a tranquil countryside environment, the property combines rural serenity with convenient access to nearby communities and services. Lythrodontas is renowned for its traditional character, natural beauty and excellent connection to the surrounding villages and the wider Nicosia district.
The property is situated approximately 1.5 km from Lythrodontas Village Centre, 5.5 km from Analiontas, 7.5 km from Mathiatis, 10.0 km from Machairas Forest Park, 11.5 km from Machairas Monastery, 13.0 km from Tseri, 17.0 km from Athalassa National Forest Park and approximately 22.0 km from Nicosia City Centre.
Combining a desirable agricultural zoning designation, substantial land area and a peaceful countryside location, this property represents an attractive investment opportunity in the Nicosia district.
To discover more options in this area, you can browse our complete portfolio of 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: **6,021m²**