

For Sale, Land, Plot, Nicosia, Lythrodontas, 512m²

For Sale : **€ 69,000**

Description
For Sale Plot Residential In Lythrodontas,Nicosia
Practical Development Opportunity
Located in the beautiful, traditional village of Lythrodontas, Nicosia, this 512-square-meter residential plot offers a highly practical opportunity for individuals or developers looking to build. It is a solid, functional asset situated on a desirable corner, featuring direct access via a registered road. This makes it the ideal, ready-to-go blank canvas for constructing a spacious custom residential home.
Zoning & Build Potential
This excellent plot falls entirely within the H2 residential zone. With a high building density of 90% and a coverage factor of 50%, the land allows for a substantial construction volume while maintaining plenty of outdoor yard space. The zoning permits structures up to 2 floors with a maximum height of 8.3 meters, providing excellent flexibility for creating a highly marketable and attractive residential design.
Key Property Features
Property Type: Residential Plot (For Sale)
Location: Lythrodontas, Nicosia
Plot Area: 512 square meter
Position: Corner plot with registered road access
Zoning: H2 (Residential)
Building Density: 90%
Coverage Factor: 50%
Maximum Floors: 2
Maximum Height: 8.3 meters
Nearby Landmarks
Conveniently located for future residents, this plot is exceptionally well-positioned to offer a quiet village lifestyle with easy access to nature. For daily necessities, local cafes, bakeries, and essential services, the main center of Lythrodontas village is highly accessible. When future homeowners want to explore the outdoors, the beautiful surrounding countryside and the scenic Machairas National Forest Park are just a short distance away.
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: **Plot**
Town Planning Zone: **Residential**
Height: **8**

Area

Plot Area: **512m²**

Further Details

Corner Plot