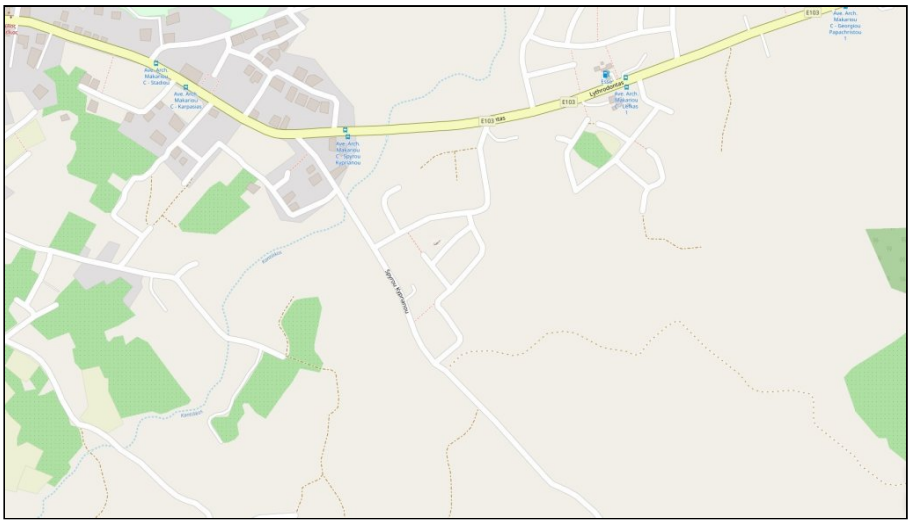


For Sale, Land, Plot, Nicosia, Lythrodontas, 605m²

For Sale : **€ 65,000**

Description
For Sale Residential Plot In Lythrodontas,Nicosia
Strategic Residential Investment in Lythrodontas
Experience an exceptional and highly practical investment opportunity with this residential plot, strategically located in the serene and high-potential area of Lythrodontas, Nicosia. This property represents a top-tier land proposal, offering a solid and highly functional asset for your residential projects or long-term land banking. Designed for investors who demand the perfect balance of rural tranquility and strategic location, the plot is situated in a high-demand residential zone. Its strategic position ensures daily practicality for your routines, making it a secure choice in the beautiful region of Nicosia.
Development Potential & High-Value Land Features
The property features a spacious area of 605 square meters, providing a substantial canvas for specialized development. Falling 100% within the H2 residential zone, the plot boasts a building density of 90% and a coverage factor of 50%. With an impressive maximum height allowance of 8.3 meters, investors can construct functional structures up to 2 storeys, ideal for a custom family home or modern residential infrastructure. This prime land meets the highest standards of modern residential development, offering significant scale and versatility.
Extensive Property Features
Property Type: Residential Plot
Location: Lythrodontas, Nicosia
Plot Area: 605 square meters
Planning Zone: H2 (100%)
Building Density: 90%
Coverage Factor: 50%
Maximum Floors: 2 Storeys
Maximum Height: 8.3 meters
Land Use: Ideal for residential development or long-term investment
Nearby Landmarks & Amenities
In a convenient location for a vibrant rural routine in the Lythrodontas area, the property is surrounded by important infrastructure.
Machairas Monastery is a significant historical and cultural landmark accessible at 8.0 km.
Lythrodontas Village Center is a central administrative and social hub accessible at 1.0 km.
Meletiou Primary School is an established educational facility accessible at 1.5 km.
Kampia Dam is a scenic natural landmark accessible at 6.0 km.
Panagia Church is a notable cultural and religious site accessible at 1.2 km.
Kionia Peak is a prominent natural landmark for outdoor enthusiasts accessible at 10.0 km.
Lefkara Village is a world-renowned cultural destination accessible at 15.0 km.
Nicosia City Center is a primary professional and civic destination accessible at 30.0 km.
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: **605m²**