

For Sale, Land, Field, Nicosia, Lythrodontas, 8,605m²

For Sale : **€ 200,000**

Description
Two Residential Fields for Sale in Lythrodontas, Nicosia – 8,605 sq.m.
G&P Lazarou Estate Agents presents two residential fields for sale in the community of Lythrodontas, Nicosia District. The properties are located approximately 100 meters southwest of the Lythrodontas–Mathiatis road and 400 meters southwest of the village centre.
The fields have a combined total area of 8,605 sq.m., featuring an irregular shape and a flat, even surface. The property benefits from approximately 20 meters of road frontage along its northwestern boundary.
The surrounding area consists of residential developments and undeveloped parcels of land, offering a peaceful environment with convenient access to the village centre and neighbouring communities.
The properties have the potential to be connected to essential utility services, including water, electricity, and telecommunications, subject to the requirements of the relevant authorities.
The fields fall within Residential Planning Zone H2, with a building density of 90%, coverage of 50%, permission for up to two floors, and a maximum building height of 8.3 meters.
With their generous combined land area, road frontage, and favourable planning characteristics, these fields present an attractive opportunity for residential development or long-term investment, subject to obtaining the necessary planning permissions.
THE PRICE IS SUBJECT TO VAT.
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To discover more land for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link: https://gplazarou.com/properties/for_sale-land/Nicosia
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: **Residential**
Height: **8**

Area

Plot Area: **8,605m²**