

For Sale, Land, Plot, Nicosia, Lythrodontas, 525m²

For Sale : **€ 48,000**

Description
High-Value Living and Long-Term Investment

This 525 sqm residential plot in Lythrodontas represents a premier opportunity for those seeking to build a custom residence in one of Nicosia's most sought-after suburban retreats. The property offers a balanced building density of 90% and a 50% coverage factor, perfectly suited for a spacious two-storey home that maximizes both indoor living space and outdoor garden areas. A standout technical feature of this plot is its substantial 25-meter road frontage along the southern border, providing excellent architectural flexibility and natural southern light for future development. In March 2026, Lythrodontas has seen a significant surge in interest from professionals who prioritize a "wellness-first" lifestyle, as the village provides a serene escape just 25 minutes from the capital's administrative core. This plot's central position within the village ensures that all essential modern conveniences are within immediate reach, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot in Lythrodontas. Has an area of 525 sqm and benefits from 25m road frontage along its southern border. It offers close proximity to amenities such as a school, medical center, supermarkets, bakeries, restaurants and cafes. The plot's level topography and generous frontage provide an efficient foundation for a bespoke residential project in a community that perfectly balances traditional charm with modern accessibility.

Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (H2)
Proximity Landmarks Located within 2 minutes of the Lythrodontas Medical Center and the local Primary School.

Strategic Location and Community Amenities

The true value of this land is rooted in its serene rural setting, offering a sophisticated lifestyle that is perfectly connected to the natural and cultural heartbeat of Cyprus.

Plots of land for sale near Nicosia: A premier opportunity to acquire a versatile residential plot in the high-appreciation and community-focused village of Lythrodontas.
Cyprus real estate investment: A high-potential asset for 2026, benefiting from the full abolition of stamp duty and enhanced tax exemptions for primary residence construction.
Machairas National Forest Park: Situated just 5 minutes away, offering immediate access to Nicosia's primary green lung for cycling, hiking, and forest exploration.
Lythrodontas Village Center: Reachable in just 2 minutes, providing all daily essentials including local bakeries, supermarkets, and traditional Cypriot tavernas.
Aelia Wellness Retreat: Located within a 9-minute drive, placing your future home near one of the island's most prestigious centers for wellness and luxury relaxation.
Nicosia City Center: Positioned approximately 28 minutes away via the Alampra interchange, ensuring a seamless commute to the capital's business and retail districts.
Larnaca International Airport: Reachable in just 35 minutes, providing convenient global connectivity while maintaining a peaceful suburban environment.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of building density and natural beauty, this Lythrodontas plot is an unparalleled opportunity. Residential lands with such significant road frontage in this growing corridor move quickly once they enter the market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this high-value site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Details

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

Main Features

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

Area

Plot Area: **525m²**

Gallery

