

For Sale, Land, Plot, Nicosia, Lythrodontas, 540m²

For Sale : **€ 48,000**

Description
High-Value Living and Long-Term Investment

This 540 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 approximately 20 meters of road frontage along its western boundary, providing excellent architectural flexibility and ease of access. 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 28 minutes from the capital's administrative core. This plot's position within a neighborhood featuring a mix of established residential developments and undeveloped parcels ensures a stable environment for a future-proof investment, a standard of smart investment we have guided for 3 decades of experience.

Description Residential Plot for Sale in Lythrodontas. This 540 sqm residential plot is ideally situated in Lythrodontas, offering approximately 20 meters of road frontage along a registered road on its western boundary. The property falls within the H2 residential planning zone, allowing for: Building Density: 90%, Coverage Coefficient: 50%, Maximum Height: 8.3 meters, Up to 2 Floors. The surrounding area features a mix of established residential developments and undeveloped parcels, making it a promising location for a new home or investment opportunity. Note: The property is subject to VAT.

Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (H2)
Proximity Landmarks Located near the historic Church of Agios Therapontas and the Lythrodontas Nature Trails.

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.
Government Housing Subsidy: As of March 18, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, offering grants of up to 60,000 euro for families, which can now be combined with Energy Ministry grants for total support up to 100,000 euro.
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 10-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 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: **540m²**

Gallery

