


# For Sale, Land, Plot, Nicosia, Lythrodontas, 608m²

For Sale : **€ 40,000**

**Description**
High-Value Living and Long-Term Investment

This residential plot in Lythrodontas offers a rare opportunity to secure a high-value footprint in one of the Nicosia district's most sought-after suburban retreats. Falling within the H2 planning zone, the property provides a balanced building density of 90% and a 50% coverage factor, making it an ideal foundation for a spacious two-storey private residence or a bespoke small-scale housing project. In March 2026, Lythrodontas has seen a significant surge in interest from families and professionals seeking a "wellness-first" lifestyle, as the village sits just 25 to 30 minutes from the capital's administrative core while offering immediate access to the pristine nature of the Machairas Forest. The local real estate market in 2026 is characterized by steady domestic demand, bolstered by the full abolition of stamp duty implemented on January 1st, and the nearly doubled Capital Gains Tax exemption for primary residences. For those looking to build a custom home that balances modern accessibility with the tranquility of the Cypriot countryside, this plot represents a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential Plot for Sale – Lythrodontas, Nicosia. This residential plot is located in the tranquil area of Lythrodontas, within the Nicosia district. It falls under the H2 residential planning zone, offering excellent development potential. Key Features: Zone: H2 (Residential), Building Density: 90%, Coverage Coefficient: 50%, Maximum Floors: 2, Maximum Building Height: 8.3 meters. VAT: Applicable. This plot is ideal for the development of a private residence or a small housing project, situated in a peaceful environment yet with convenient access to local amenities.

Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (H2)
Proximity Landmarks Located near the historic Church of Archangel Michael and the Lythrodontas Riding Club.

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 tranquil and high-appreciation village of Lythrodontas.
Cyprus real estate investment: A high-potential asset for 2026, benefiting from the latest tax overhauls including the full abolition of stamp duty for all new property purchases.
Machairas National Forest Park: Situated just 5 minutes away, providing direct access to world-class cycling routes, nature trails, and the scenic Kionia peak.
Lythrodontas Village Center: Reachable in just 3 minutes, offering essential amenities such as traditional tavernas, local bakeries, a medical center, and primary schooling.
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 relaxation.
Nicosia City Center: Positioned approximately 28 minutes away via the Alampra interchange, ensuring a seamless commute to the capital's retail and business districts.
Larnaca International Airport: Reachable in just 35 minutes, providing convenient global connectivity while maintaining a peaceful residential 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 suburban corridor are increasingly favored for their lifestyle value and 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**

## Area

Plot Area: **608m²**

# Gallery

