


# Residential Land Plot in Fikardou, Nicosia

For Sale : **€ 55,000**

**Description**
Residential Land Plot in Fikardou Village, Nicosia

Plot Overview
This 488 m² residential building plot is located in the Mandros area of Fikardou — a picturesque traditional mountain village in the Nicosia district, nestled in the eastern foothills of the Troodos mountains. The plot sits within the H6γ village core residential zone and offers a rare opportunity to build a single-storey traditional or modern home in one of Cyprus's most authentic and well-preserved historic villages, surrounded by natural beauty and traditional architecture.

Planning & Zoning
- Zone: H6γ (village core residential zone)
- Building ratio: 25%
- Coverage ratio: 25%
- Maximum permitted floors: 1
- Plot size: 488 m²
- Registration No: 0/3483
- Sheet Plan: 38/39-0
- Plot No: 708
- Location: Mandros area

The higher village-zone building ratio permits construction of a comfortable single-storey home well-suited to the traditional village setting. The zoning supports building in harmony with the surrounding traditional architecture — ideal for those seeking a heritage-style stone home, a rural retreat, or a hospitality-focused property in a UNESCO-recognised cultural region.

Location & Lifestyle
Fikardou is one of Cyprus's most historically significant and beautifully preserved villages, listed as a national monument and part of the wider Machairas and Troodos cultural landscape. The village retains its 18th-century character with traditional stone-and-timber architecture, cobbled streets, and a genuine sense of Cypriot rural heritage. It sits at an elevation of approximately 900 metres above sea level, offering cool mountain air, spectacular views, and a peaceful atmosphere far removed from urban living.

The area is popular with visitors seeking authentic Cypriot village experiences, hiking enthusiasts exploring the Machairas Forest National Park, and those looking for a countryside second home or retreat. Nicosia city centre is approximately 40 kilometres away, providing access to full urban amenities within a scenic drive through mountain landscape.

Investment Highlights
- 488 m² village-core residential plot at an accessible price point
- Higher village-zone building density (25% building / 25% coverage)
- Located in a nationally protected traditional village
- Mountain village setting at ~900 m elevation
- Ideal for a traditional stone home, mountain retreat, or agritourism venture
- Strong appeal for the growing rural tourism and heritage-home market
- Chara Developers — established Cyprus developer

The asking price is €55,000 plus VAT. Ideal for both end-users seeking to build a heritage-style mountain home and investors looking for a distinctive rural property in one of Cyprus's most culturally significant villages.

## Details

Property Type: **Land**
Status: **Available**
Unit Number: **Plot 708**
Website

## Main Features

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

## Area

Plot Area: **488m²**

Total Area: **488m²**

## Energy & Heating

Energy Efficiency Grade: **Not Required**

## Further Details

Mountain View