

Residential Land Plot in Lythrodontas, Nicosia

For Sale : **€ 65,000**

Description
Residential Building Plot in Lythrodontas, Nicosia

Plot Overview
This 528 m² residential building plot is located in the village of Lythrodontas — one of the largest and best-connected villages in the Nicosia district, situated in the Machairas foothills. The plot sits within the H3 residential zone with an exceptionally generous building ratio of 60%, allowing significant development potential across up to two storeys. This is an excellent opportunity for building a private family home, a duplex, or a small multi-unit residential development in a well-established village setting.

Planning & Zoning
- Zone: H3 (village residential zone)
- Building ratio: 60%
- Coverage ratio: 35%
- Maximum permitted floors: 2
- Plot size: 528 m²
- Registration No: 0/32631
- Sheet Plan: 39/36-0
- Plot No: 1457

With a building ratio of 60% and permitted two-storey construction, the plot allows for approximately 316 m² of buildable area — significant capacity for a large family home, a spacious two-storey residence with private garden, or a duplex arrangement offering the flexibility of two independent living units. The zoning supports a range of development approaches, from single detached homes to more density-conscious residential projects.

Location & Lifestyle
Lythrodontas is one of Nicosia's largest and most historically significant villages, offering a well-established community with all essential everyday amenities — including schools, supermarkets, health services, restaurants, and cafés. The village sits at the foot of the Machairas mountain range, providing beautiful mountain views and easy access to Machairas Forest National Park, hiking trails, and the historic Machairas Monastery.

The village retains its traditional Cypriot character while offering a full range of modern conveniences, making it an excellent choice for permanent family living. Nicosia city centre is approximately 25 kilometres away, providing straightforward access to the capital's full range of business, retail, and cultural amenities via a scenic drive through the foothills.

Investment Highlights
- Well-located 528 m² residential building plot at an accessible price point
- Exceptionally generous 60% building ratio permitting substantial development
- Up to two storeys of construction permitted
- Located in one of Nicosia's largest and most amenity-rich villages
- Mountain village setting with access to Machairas Forest National Park
- Approximately 25 km from Nicosia city centre
- Ideal for a family home, duplex, or small residential development project
- Chara Developers — established Cyprus developer

The asking price is €65,000 plus VAT. Ideal for both end-users looking to build a substantial family home and investors seeking a plot with strong development potential in a well-established Nicosia village.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **Plot 1457**
Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **528m²**

Total Area: **528m²**

Energy & Heating

Energy Efficiency Grade: **Not Required**

Further Details

Mountain View