



Hillside Residential Field in Mathiatis, Nicosia

For Sale : **€ 90,000**

Description

Set in the peaceful community of Mathiatis, this 4,946sq.m. residential field offers a serene hillside location just 500m from the village center and within easy reach of nearby communities.

Property Highlights:

- Total Field Area: 4,946sq.m.
- Access: Currently landlocked, however, it abuts a public registered pathway on its southern border, which is an under-registration dirt road per the official cadastral map.
- Terrain: Hillside location with an irregular shape and a sloping surface towards the northwest.

Key Features: A large land parcel ideal for a private retreat or long-term investment. It provides a peaceful environment away from the city bustle, while remaining within a 2-minute drive from the village center.

Location:

- Approx. 500m west of the Mathiatis Village Center
- Approx. 400m northwest of the Holy Church of Apostle Varnavas
- Approx. 3.3km from Lythrodontas village and 120m from the nearest registered asphalted road.

Natural Borders: Abuts a natural water stream to the northeast and is surrounded by governmental land on three sides.

Zone: The property falls within the Residential Zone H3 (100%), with a building coefficient of 40%, coverage of 25%, and permission for 2 floors (8.3m) of construction.

There is a separate title deed for this property.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Field**

Furnished: **Unfurnished**

Area

Plot Area: **4,946m²**

Gallery

