



## 2 Excellent Plots of land for sale Near Paphos and Nicosia in Cyprus



### Στοιχεία μεσίτη

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Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 296,291.9

### Τοποθεσία

Χώρα:	Cyprus
Νομός/Περιοχή/Επαρχία:	Nicosia
Διεύθυνση:	Grigori Afxentiou Ave
Ταχυδρομικός κωδικός:	2644
Δημοσιεύθηκε:	17/09/2025

### Περιγραφή:

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Esales Property ID: es5554789

Plot 2 – VRC5+G83 Kato Platres, Cyprus

Plot 1 – X7V3+RVF Kampia, Cyprus

Prices start from 260,000 euro

An Unparalleled Opportunity: Two Exceptional Plots of Development Land in Cyprus

Cyprus, the sun-drenched island at the crossroads of Europe, Asia, and Africa, has long been a magnet for those seeking a tranquil yet vibrant lifestyle. Its rich history, stunning natural beauty, and a robust, welcoming economy make it an ideal location for investment, particularly in real estate. For discerning



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buyers looking to acquire a piece of this paradise, two remarkable plots of development land are now available, each offering a unique set of advantages and a compelling proposition for future growth and personal fulfillment.

## Plot 1: A Glimpse of Rural Paradise at an Unbelievable Price

Located just 12 kilometers from the bustling heart of Nicosia, the capital city, lies an extraordinary opportunity to acquire a vast 5,345 square meter plot of land for an incredibly competitive price of 260,000 euro. This freehold plot, free from any encumbrances or mortgages, presents an unprecedented chance to own a substantial piece of Cyprus for the price of a modest apartment. It is a genuine 'best opportunity ever' for a savvy investor or an individual dreaming of building their bespoke family home in a tranquil, scenic setting.

The plot's location is nothing short of idyllic. Situated to the north, it offers breathtaking, unlimited views of the majestic mountains, providing a constant sense of peace and natural beauty. The serene environment is enhanced by its proximity to a residential villa, a mere 50 yards away, which ensures a degree of security and community while maintaining a sense of privacy and seclusion. The plot is readily accessible, with established water, road access, and electricity already in place, making it immediately viable for construction. This eliminates the usual logistical hurdles and significant upfront costs associated with developing raw land.

This property is more than just a piece of ground; it is a canvas upon which to paint your dream home. Imagine a spacious, architect-designed villa, perfectly oriented to capture the stunning mountain vistas. The generous 5,345 square meters (or 5,450 square meters as noted in the original description, highlighting its immense size) provides ample space for a sprawling garden, a private swimming pool, and any other amenities a family might desire. The convenience of being just a short drive from Nicosia ensures that residents can enjoy the peace of a rural setting without sacrificing the convenience of urban life, including access to schools, hospitals, shopping centers, and cultural attractions.

This plot represents a shrewd investment. The demand for well-located, serviced land in Cyprus is consistently strong, and properties of this size and at this price point are a rarity. The potential for capital appreciation is significant, driven by the ongoing development in the region and the growing appeal of a lifestyle that blends rural tranquility with urban accessibility. For anyone seeking to build a family legacy or make a sound financial decision, this plot is an unmissable opportunity.

## Plot 2: A Majestic Mountain Retreat in the Troodos Range

For those who are drawn to the cooler climes and rugged beauty of the mountains, the second plot offers an entirely different, yet equally compelling, proposition. Priced at 390,000 euro, this 7,024 square meter freehold plot is a breathtaking piece of untouched nature located in Kato Platres, adjacent to the main road that connects Platres to Paphos. This property is not just land; it is a sanctuary, a piece of the magnificent Troodos mountain range itself.

The views from this plot are simply sublime, stretching across the north to the awe-inspiring Troodos mountains. During the winter months, the landscape transforms into a magical wonderland as a light



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dusting of snow covers the peaks, offering a unique contrast to the island's typically warm climate. The property is characterized by its full-grown forest trees and a small vineyard, which add to its charm and provide a natural, established beauty that cannot be replicated.

The practicalities of the plot are as impressive as its aesthetics. Located on a main road, it offers excellent accessibility. Crucially, it is equipped with three-phase electricity, a significant advantage for any large-scale construction or development project. Water is readily available from a well, ensuring a reliable supply. An internal road has been thoughtfully built within the estate, leading to a large plot of land on the hill, further enhancing its development potential and making it an ideal site for a secluded, high-end residence or multiple smaller dwellings.

The strategic location of this plot is a major selling point. It is just a 10-minute drive from the new four-way road from Limassol, and only 20 minutes by car from the city itself. This proximity to Limassol, a major business and tourism hub, makes it highly desirable. The area of Platres is experiencing significant new land development, a clear indicator of its growing popularity and investment potential. The great demand from foreigners for properties in this region underscores its appeal as a premium location.

This plot is perfect for those who dream of a mountain retreat, a place to escape the heat and bustle of the coastal cities. It is an ideal setting for a luxury eco-lodge, a private holiday home, or a series of exclusive villas. The presence of existing trees and a vineyard adds to the property's immediate value and appeal, offering a foundation upon which to build something truly special.

## An Investment in Lifestyle and Future

Both plots of land represent more than just a financial transaction; they are an investment in a lifestyle of peace, beauty, and unlimited potential. Whether your dream is to build a family home near the convenience of the capital or to create a mountain sanctuary amidst the ancient forests of Troodos, these two properties offer unique and compelling pathways to achieving that vision.

Both are freehold, mortgage-free properties, simplifying the acquisition process. They stand as a testament to the diverse and rich landscape of Cyprus, ready to be shaped by a new owner's vision. These aren't just plots of land; they are the foundation for a future filled with beauty, tranquility, and growth. Seize the opportunity to own a piece of this Mediterranean jewel and build your dreams from the ground up.

## About the Area

### Plot 1: An Oasis of Potential Near the Capital

This remarkable plot of development land, spanning 5,345 square meters, represents an extraordinary opportunity to build a dream home just a stone's throw from the capital city of Nicosia. Its location, a mere 12 kilometers from the city center, strikes the perfect balance between serene, rural living and the convenience of urban amenities. The plot is a freehold property with no outstanding mortgage, offering a straightforward and secure transaction for any buyer. Its north-facing orientation provides constant, spectacular views of the mountains, a natural backdrop that will never be obstructed, ensuring a life of



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peace and natural beauty.

The property is already primed for development, boasting essential infrastructure, including a road for easy access, electricity, and water. This readiness significantly reduces the time and cost typically associated with preparing a raw piece of land for construction. A residential villa is situated just 50 yards away, providing a sense of community and security without compromising the plot's expansive and private feel. This is a rare find, especially at a price point that is often associated with a simple apartment, making it a truly exceptional investment for those looking to build a substantial home or a valuable asset for future sale.

The strategic location of this land is one of its most compelling features. While it offers a peaceful, countryside atmosphere, it is far from isolated. The proximity to Nicosia means residents will have easy access to a full range of services, including international schools, modern hospitals, diverse shopping districts, and a vibrant cultural scene. The capital is a major economic hub, and living nearby allows one to benefit from these opportunities while returning to a tranquil retreat at the end of the day.

For international buyers, the nearest major airport is Larnaca International Airport (LCA), which is approximately a 40-minute drive away. This proximity to a major travel hub is a significant advantage, providing easy access for business travel and family vacations. Additionally, the plot is within a reasonable distance of Paphos International Airport (PFO), offering further flexibility for international connections. These excellent transport links ensure that the property is not only a fantastic place to live but also a highly accessible destination for global citizens.

## Plot 2: A Forested Haven in the Troodos Mountains

Located in the serene and picturesque village of Kato Platres, this magnificent 7,024 square meter plot offers a completely different, yet equally alluring, proposition. It is a true mountain retreat, with a beautiful view of the Troodos mountains and the refreshing character of a high-altitude location. The land is characterized by its full-grown forest trees and even includes a small vineyard, providing a unique, natural setting that is both beautiful and valuable. This is an ideal canvas for someone dreaming of a secluded mountain home or a high-end eco-tourism project.

The plot's prime location on the main road from Platres to Paphos ensures excellent accessibility. While it feels wonderfully remote and private, it is connected to a key thoroughfare, making it easy to reach. The property is well-equipped with essential utilities, including three-phase electricity and water from a private well. The estate has an internal road already in place, which leads to a large, elevated section of the plot, providing an ideal vantage point for construction with panoramic mountain views.

The climate and environment of this location are a major draw. The higher altitude of the Troodos mountains means cooler temperatures in the summer, offering a welcome escape from the intense heat of the coastal areas. In the winter, a light dusting of snow adds to the magical atmosphere, creating a distinct four-season experience. This unique climate, combined with the plot's natural beauty and the ongoing development in the area, makes it a highly sought-after location for both local and foreign buyers.

When it comes to travel, the property is conveniently located near two of Cyprus's international airports.



The closest is Paphos International Airport (PFO), which is approximately a 40-minute drive away, while Larnaca International Airport (LCA) is about an hour's drive. This dual access provides immense flexibility for international travel, making the plot an excellent choice for a holiday home or permanent residence for those who travel frequently. The proximity to these airports, along with the new four-way road from Limassol, ensures that this mountain paradise remains well-connected to the rest of the island and the world.

## Main Features

- \* 12369 m2 of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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## Lease terms

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