

For Sale, Land, Field, Nicosia, Kapedes, 3,345m²

For Sale : **€ 20,000**

Description
FOR SALE – AGRICULTURAL FIELD OF 3,345 m² WITH PANORAMIC VIEWS IN NICOSIA
G&P Lazarou Estate Agents presents for sale this noteworthy agricultural field with a total area of 3,345 m², offering an interesting opportunity for buyers seeking land within an agricultural planning zone, with specific planning characteristics and potential for utilization, always subject to the applicable legislation and the necessary approvals from the relevant authorities.
The property falls within Agricultural Planning Zone Γ3 (G3), with a building density coefficient of 10% and a coverage coefficient of 10%. Based on the total land area of 3,345 m², this corresponds to an indicative total buildable area of approximately 334.5 m² and a maximum indicative coverage of approximately 334.5 m², provided that these planning rights apply to the entire plot and always subject to the applicable planning regulations and the necessary approvals.
According to the available planning characteristics, development of up to 2 floors is permitted, with a maximum height of 8.3 m. These parameters provide the opportunity to assess various forms of development or utilization, depending on the permitted use, the specific provisions of the planning zone, and the requirements of the relevant authorities.
The field is fenced, providing clear demarcation of the property boundaries. In addition, it benefits from access via a public pathway and enjoys panoramic views towards Nicosia, enhancing the overall appeal and natural setting of the property.
An important factor for prospective buyers to consider is that the property does not have direct access via a registered public road. However, the existing access via a public pathway is a notable feature of the property. The exact legal status of the access, any applicable rights of way, and the possibility of securing access via a registered road should be verified through the title deeds, cadastral records, and the relevant authorities before proceeding with any investment or development decision.
To discover more options in this area, you can browse our complete portfolio of land for sale in Nicosia directly from our website by clicking the following link: To discover more options in this area, you can browse our complete portfolio of land for sale in Nicosia directly from our website by clicking the following link:
https://gplazarou.com/properties/for_sale/Nicosia?property_type%5Bindustrial%5D%5Bwarehouse%5D=warehouse
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Field**
Town Planning Zone: **Agricultural**
Height: **8**

Area

Plot Area: **3,345m²**

Gallery

