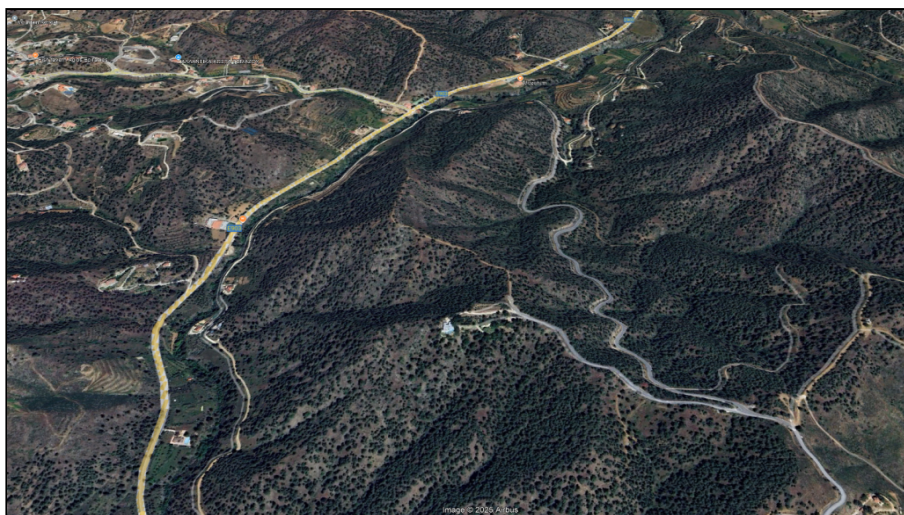




## For Sale, Land, Field, Nicosia, Agios Epifanios Oreinis, 3,679m<sup>2</sup>

ASKOPELOS, AGIOS EPIFANIOS OREINIS, NICOSIA,  
R5EG. 0/5574

For Sale : **€ 10,000**

### Description

For Sale Field in Agios Epifanios Oreinis, Nicosia

G&P Lazarou Estate Agents proudly presents this field for sale in Agios Epifanios Oreinis, Nicosia, offering a sizeable landholding in a peaceful rural setting, ideal for buyers seeking land for long-term investment or uses permitted under the applicable planning regulations.

The property extends to 3,679 sq.m. and falls entirely within Planning Zone Z1 (100%). It offers a 6% building density and 6% coverage factor, with development permitted for up to 2 floors and a maximum building height of 8.3 metres.

Situated in the countryside of Agios Epifanios Oreinis, the field enjoys a tranquil environment away from the intensity of the city while remaining connected to neighbouring villages and the wider Nicosia district.

With its 3,679 sq.m. land area and Z1 zoning, the property represents an interesting opportunity for buyers looking to acquire a substantial parcel of land in the Nicosia countryside. Any potential development or use is subject to the applicable planning regulations and approval by the relevant authorities.

#### Property Features

Property Type: Field

Location: Agios Epifanios Oreinis, Nicosia

Land Area: 3,679 sq.m.

Planning Zone: Z1 (100%)

Building Density: 6%

Coverage Factor: 6%

Maximum Floors: 2

Maximum Height: 8.3 metres

Peaceful Rural Location

Suitable for Long-Term Investment

Nearby Areas & Amenities

Agios Epifanios Oreinis village - nearby

Klirou - easily accessible

Nearby villages and local amenities - easily accessible

Nicosia - connected through the wider road network

Peaceful countryside surroundings

To discover more fields for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link:

[https://gplazarou.com/properties/for\\_sale/Nicosia?property\\_type%5Bland%5D%5Bfield%5D=field](https://gplazarou.com/properties/for_sale/Nicosia?property_type%5Bland%5D%5Bfield%5D=field)

Contact G&P Lazarou Estate Agents today at +357 22024949 or email [sales@gplazarou.com](mailto:sales@gplazarou.com) for further information or to arrange a viewing!

### Details

Property Type: **Land**

Status: **Available**

[Website](#)

### Main Features

Property Subtype: **Field**

Town Planning Zone: **Other**

Height: **2**

### Area

Plot Area: **3,679m<sup>2</sup>**