

For Sale, Land, Field, Nicosia, Psimolofou, 14,011m²

For Sale : **€ 220,000**

Description
For Sale Residential Land In Psimolofou, Nicosia
Discover a unique opportunity to acquire an expansive 14,011 m² field in the peaceful village of Psimolofou, Nicosia. Offering exceptional space and a tranquil countryside setting, this property is ideal for buyers seeking a large private estate, a long-term investment or a rural retreat close to the capital. The generous land area provides endless possibilities while allowing you to enjoy the beauty and serenity of the surrounding natural landscape. The property falls entirely within the Γ3 Planning Zone (100%), offering 10% building density and 10% coverage factor. Development regulations permit the construction of up to 2 floors with a maximum building height of 8.3 metres, subject to obtaining the necessary planning permits and approvals. These planning parameters allow for the development of a spacious countryside residence together with approved ancillary structures, while preserving the property's rural character and open surroundings. The impressive size of the field also provides excellent opportunities for agricultural activities, landscaped gardens, orchards or vineyards. Situated in the charming village of Psimolofou, the property enjoys a peaceful environment while remaining conveniently connected to Nicosia and neighbouring communities. Residents benefit from nearby supermarkets, schools, cafés, bakeries and all essential everyday amenities, together with excellent road connections to the capital. The property is situated approximately 1.5 km from Psimolofou Village Centre, 4.5 km from Episkopeio, 6.0 km from Deftera, 8.0 km from Anthoupoli, 15.0 km from Nicosia City Centre, 16.0 km from the University of Nicosia and approximately 48.0 km from Larnaca International Airport. Whether you are planning to create a peaceful countryside residence, establish an agricultural lifestyle or secure a valuable long-term investment, this remarkable property offers outstanding potential in one of Nicosia's most picturesque rural locations. To discover more land for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Nicosia/ 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: **14,011m²**