

For Sale, Land, Field, Nicosia, Agia Varvara, 5,111m²

For Sale : **€ 75,000**

Description
For Sale Agricultural Land In Agia Varvara, Nicosia
Discover an excellent opportunity to acquire a 5,111 m² agricultural field in the peaceful area of Agia Varvara, Nicosia. Offering a generous land area and an excellent rural setting, this property is ideal for agricultural use, cultivation or long-term investment. Located in one of the district's steadily developing countryside communities, it presents an attractive opportunity for farmers, investors and buyers seeking land with future appreciation potential. The property falls entirely within the Γα4 Agricultural Planning Zone (100%), offering 10% building density and a 0% coverage factor. Development regulations permit the construction of up to 2 floors with a maximum building height of 7 metres, subject to obtaining the necessary planning permits and approvals. The zoning allows for agricultural buildings, storage facilities, equipment sheds, farmhouses and other approved agricultural structures, making the property suitable for a wide range of agricultural activities. Situated in the desirable area of Agia Varvara, the property enjoys convenient access to the surrounding road network while remaining close to supermarkets, schools, cafés, restaurants and all essential everyday amenities. Its strategic location also provides excellent connectivity to Nicosia, Nisou and the surrounding communities, enhancing both its practicality and long-term investment appeal. The property is situated approximately 1.5 km from Agia Varvara Village Centre, 5.5 km from Nisou, 8.5 km from Geri, 15.0 km from Nicosia City Centre, 17.0 km from the University of Cyprus and approximately 34.0 km from Larnaca International Airport. Combining a generous land area, favourable agricultural zoning and an excellent location, this property represents an outstanding opportunity for agricultural development and long-term capital appreciation. To discover more agricultural 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/land_type/field/town_planning_zone/agricultural/sort_by/website_listing_date/sort_direction/desc/ 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**

Area

Plot Area: **5,111m²**