

For Sale, Land, Field, Nicosia, Agia Varvara, 2,119m²

For Sale : **€ 35,000**

Description
For Sale Agricultural Land In Agia Varvara, Nicosia
Discover an excellent opportunity to acquire a 2,119 m² agricultural field in the peaceful area of Agia Varvara, Nicosia. Offering an ideal balance of accessibility, investment potential and agricultural use, this property is perfectly suited for farming, cultivation or buyers seeking a long-term land investment in one of the district's steadily developing rural locations. The property falls entirely within the Γα4 Agricultural 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 7 metres, allowing for a total buildable area of approximately 211.9 m². Subject to the necessary planning permits and approvals, the land is suitable for agricultural buildings, storage facilities, equipment sheds, farmhouses and other permitted agricultural structures, making it an excellent choice for a variety of agricultural activities. Situated in the desirable area of Agia Varvara, the property enjoys convenient access to the main road network while remaining close to supermarkets, schools, cafés, restaurants and all essential everyday amenities. Its strategic location also offers excellent connectivity to Nicosia, Geri, Nisou and the surrounding districts, enhancing both its practicality and long-term investment appeal. The property is situated approximately 2.5 km from Agia Varvara Village Centre, 6.0 km from Geri, 8.5 km from Nisou, 16.0 km from Nicosia City Centre, 18.0 km from the University of Cyprus and approximately 35.0 km from Larnaca International Airport. Combining favourable agricultural planning parameters, an excellent plot size and a strategic 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**
Height: **7**

Area

Plot Area: **2,119m²**