

For Sale, Land, Field, Nicosia, Nisou, 5,349m²

For Sale : **€ 150,000**

Description
For Sale Agricultural Land In Nisou, Nicosia
Discover an excellent opportunity to acquire a 5,349 m² agricultural field in the desirable area of Nisou, Nicosia. Offering an impressive land area and a strategic location close to major transport links, this property is ideal for agricultural use, rural development or long-term investment. Its excellent accessibility, combined with favourable planning parameters, makes it a valuable asset for farmers, investors and landowners seeking future appreciation. The property falls entirely within the Γα4 Agricultural Planning Zone (100%), providing clear and straightforward development potential with a 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 agricultural buildings, farmhouses, storage facilities and other permitted agricultural structures, subject to obtaining the necessary planning permits and approvals. The generous size of the field offers excellent flexibility for a variety of agricultural activities, including crop cultivation, orchards, greenhouses or livestock-related operations, while also providing outstanding long-term investment potential. Situated in the highly accessible area of Nisou, the property enjoys immediate proximity to the Nicosia–Limassol Motorway, ensuring fast connections to Nicosia, Limassol and the surrounding districts. The area also benefits from nearby supermarkets, cafés, restaurants and all essential amenities, making it a practical location for agricultural operations and future investment. The property is situated approximately 2.0 km from Nisou Village Centre, 2.5 km from the Nicosia–Limassol Motorway, 6.0 km from Dali Municipality, 11.0 km from Nicosia City Centre, 23.0 km from Larnaca International Airport and approximately 34.0 km from Limassol City Centre. Combining a substantial land area, favourable agricultural planning parameters and a strategic location with excellent accessibility, 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: **5,349m²**

Further Details

Corner Plot