

For Sale, Land, Field, Nicosia, Kampia, 2,676m²

For Sale : **€ 105,000**

Description
For Sale Residential Land In Kampia, Nicosia
Discover an exceptional opportunity to acquire a 2,676 m² residential field in the picturesque village of Kampia, Nicosia. Nestled in a peaceful countryside setting while remaining conveniently close to the capital, this spacious property offers the perfect combination of rural tranquillity and excellent residential development potential, making it ideal for families, investors or developers.
The property falls entirely within the H3 Residential Planning Zone (100%), offering favourable planning characteristics with a 60% building density and 35% coverage factor. These excellent development parameters allow for the construction of detached family homes, elegant villas or a boutique residential project, subject to obtaining the necessary planning permits and approvals.
Development regulations permit construction of up to 2 floors with a maximum building height of 8.3 metres.
With its generous dimensions and peaceful surroundings, the property provides the perfect opportunity to create a spacious residence with landscaped gardens, outdoor leisure areas and panoramic countryside views. It also represents an attractive long-term investment in a steadily growing residential community.
Situated in the charming village of Kampia, the property enjoys convenient access to local amenities including cafés, traditional taverns, supermarkets and schools. Excellent road connections provide quick access to nearby villages such as Pera, Politiko and Lythrodontas, while Nicosia City Centre is within comfortable driving distance.
The property is situated approximately 1.0 km from Kampia Village Centre, 4.0 km from Pera Village, 6.5 km from Lythrodontas, 9.0 km from Politiko, 20.0 km from Nicosia City Centre, 24.0 km from Athalassa National Forest Park and approximately 42.0 km from Larnaca International Airport.
Whether you are looking to build your dream countryside home or secure a valuable residential investment, this property combines generous development potential with the charm and serenity of village life.
To discover more residential 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/residential/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: **Residential**
Height: **8**

Area

Plot Area: **2,676m²**