

For Sale, Land, Field, Nicosia, Pyrgos Kato, 6,344m²

For Sale : **€ 62,000**

Description
For Sale Protection Zone Land In Kato Pyrgos, Nicosia
Discover an exceptional opportunity to acquire a 6,344 m² field in the picturesque coastal region of Kato Pyrgos, Nicosia. Surrounded by unspoilt natural beauty, this impressive property offers privacy, tranquillity and excellent long-term investment potential, making it ideal for buyers seeking a peaceful retreat or a substantial landholding in one of Cyprus' most scenic coastal landscapes.
The property falls entirely within the Z1 Protection Planning Zone (100%), a designation established to preserve the area's unique natural environment and landscape. It benefits from a 6% building density and 6% coverage factor, allowing for carefully controlled low-density development, 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.
The generous size of the property makes it particularly suitable for those who appreciate nature, privacy and sustainable land ownership. Whether envisioned as a peaceful countryside retreat, a conservation-focused investment or a property with limited low-impact development, it offers exceptional value while preserving the surrounding landscape.
Located in the beautiful area of Kato Pyrgos, the property enjoys convenient access to local amenities including supermarkets, cafés, traditional taverns and everyday services. The area is renowned for its pristine beaches, crystal-clear waters, scenic hiking routes and relaxed Mediterranean lifestyle, making it one of the most attractive destinations for nature lovers.
The property is situated approximately 2.0 km from Kato Pyrgos Village Centre, 2.5 km from Kato Pyrgos Beach, 9.0 km from Pachyammos, 25.0 km from Pomos, 45.0 km from Polis Chrysochous, 75.0 km from Nicosia City Centre and approximately 90.0 km from Paphos International Airport.
Combining a generous land area, favourable protection-zone planning parameters and a spectacular natural setting, this property represents an outstanding opportunity for a secure long-term investment or a private retreat surrounded by nature.
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: **Other**
Height: **8**

Area

Plot Area: **6,344m²**