

For Sale, Land, Field, Nicosia, Nikitari, 4,331m²

For Sale : **€ 22,000**

Description
For Sale Protection Zone Land In Nikitari, Nicosia
Discover an outstanding opportunity to acquire a 4,331 m² field in the beautiful village of Nikitari, Nicosia. Set within an area of exceptional natural beauty, this spacious property offers privacy, tranquillity and long-term investment potential, making it an excellent choice for buyers seeking a countryside retreat or a strategic landholding surrounded by Cyprus' unspoiled landscape.
The property falls entirely within the Z1 Protection Planning Zone (100%) and benefits from a 6% building density and 6% coverage factor. These planning provisions allow for carefully controlled, low-density development that preserves the area's natural environment, permitting the construction of up to 2 floors with a maximum building height of 8.3 metres, subject to the relevant planning permissions.
One of the property's key advantages is its registered road frontage, providing immediate and convenient access while enhancing both its usability and future value. In addition, the property comes with a separate Title Deed, ensuring a secure, transparent and straightforward transfer of ownership.
Located in the traditional village of Nikitari, the property enjoys a peaceful rural atmosphere while remaining close to local amenities, cafés, bakeries and neighbouring villages. The surrounding countryside is renowned for its rolling hills, open landscapes and proximity to the Troodos foothills, offering an ideal environment for nature lovers and those seeking a slower pace of life.
The property is situated approximately 1.3 km from Nikitari Village Centre, 6.0 km from Astromeritis, 8.0 km from the Astromeritis–Troodos Road, 13.0 km from Kakopetria, 15.0 km from Evrychou, 35.0 km from Nicosia City Centre and approximately 50.0 km from Troodos Square.
Combining a generous land area, registered road access, a ready Title Deed and an idyllic natural setting, this property represents an excellent opportunity for a low-density countryside development or a secure long-term investment.
To discover more options in this area, you can browse our complete portfolio of protection-zone land for sale in Nicosia 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: **4,331m²**