

For Sale, Land, Field, Nicosia, Nikitari, 2,070m²

For Sale : **€ 10,000**

Description
For Sale Protection Zone Land In Nikitari, Nicosia
An exceptional opportunity to acquire a 2,070 m² field in the picturesque village of Nikitari, Nicosia. Situated within a peaceful natural setting, this attractive property offers privacy, scenic surroundings and excellent long-term investment potential, making it ideal for those seeking a countryside retreat or a strategic land investment in one of Cyprus' charming rural communities.
The property falls entirely within the Z1 Protection Planning Zone (100%) and benefits from a 6% building density and 6% coverage factor. These planning parameters permit limited low-density development that respects the area's natural character, allowing the construction of up to 2 floors with a maximum building height of 8.3 metres, subject to obtaining the necessary permits and approvals.
A significant advantage of the property is its registered road frontage, ensuring immediate and convenient access while enhancing its long-term value and development potential. In addition, the property benefits from a separate Title Deed, providing a secure and straightforward transfer of ownership.
Situated in the traditional village of Nikitari, the property enjoys easy access to local amenities, cafés, bakeries and nearby communities while remaining surrounded by beautiful countryside and the foothills of the Troodos Mountains. The area is renowned for its tranquillity, natural beauty and authentic Cypriot character.
The property is situated approximately 1.5 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 registered road access, a ready Title Deed, favourable protection-zone planning parameters and a peaceful countryside location, this property represents an excellent opportunity for a nature-focused 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: **2,070m²**