

For Sale, Land, Field, Nicosia, Nikitari, 4,820m²

For Sale : **€ 19,000**

Description
For Sale Agricultural Land In Nikitari, Nicosia
An excellent opportunity to acquire a spacious agricultural field in the tranquil village of Nikitari, Nicosia. Extending to 4,820 m², this attractive property offers an ideal combination of agricultural potential, natural surroundings and long-term investment value, making it suitable for farming activities, a countryside retreat or a future rural development project.
The property falls entirely within the Γ3 Agricultural Planning Zone (100%) and benefits from a 10% building density and 10% coverage factor. These favourable planning parameters allow for the construction of a traditional farmhouse, agricultural support buildings or a countryside residence, subject to obtaining the necessary permits and approvals. Development regulations permit construction of up to 2 floors with a maximum building height of 8.3 metres.
The property is currently landlocked, providing a peaceful and private setting surrounded by the beautiful Cypriot countryside. Its generous land area offers excellent opportunities for olive groves, orchards, vineyards or other agricultural activities, while also representing a secure long-term investment in one of the district's picturesque rural communities.
A significant advantage of the property is that it comes with a separate Title Deed, ensuring a secure, transparent and straightforward transfer of ownership.
Situated in the charming village of Nikitari, the property enjoys easy access to local amenities, traditional cafés, bakeries and nearby villages, while remaining within comfortable driving distance of Nicosia. The surrounding area is renowned for its scenic landscapes, agricultural heritage and proximity to the Troodos foothills.
The property is situated approximately 1.8 km from Nikitari Village Centre, 6.5 km from Astromeritis, 8.5 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, favourable agricultural planning parameters, a ready Title Deed and a peaceful countryside location, this property represents an excellent opportunity for agricultural development or a secure long-term investment.
To discover more options in this area, you can browse our complete portfolio of agricultural land for sale in Nicosia 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: **8**

Area

Plot Area: **4,820m²**