

For Sale, Land, Field, Nicosia, Pera, 2,618m²

For Sale : **€ 45,000**

Description
For Sale Agricultural Land In Pera, Nicosia
An excellent opportunity to acquire a spacious agricultural field in the peaceful rural area of Pera, Nicosia. Extending to 2,618 m², this attractive property offers excellent agricultural potential together with long-term investment prospects, making it an ideal choice for farming activities, a countryside retreat or investors seeking a valuable rural asset surrounded by nature.
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 an eco-friendly 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, offering excellent privacy and a peaceful natural environment. Its generous land area, combined with the favourable agricultural planning characteristics, provides outstanding potential for orchards, olive groves, vineyards or a variety of agricultural activities while representing a secure long-term investment.
Situated in the picturesque village of Pera, the property enjoys easy access to local amenities, traditional taverns, schools and nearby communities while maintaining the tranquillity of the surrounding countryside. The location also offers convenient access to Nicosia through the regional road network.
The property is situated approximately 1.5 km from Pera Village Centre, 4.5 km from Kampia, 7.0 km from Analiontas, 9.0 km from Lythrodontas, 15.0 km from Athalassa National Forest Park, 20.0 km from Nicosia City Centre and approximately 33.0 km from Larnaca International Airport.
Combining a generous land area, favourable agricultural planning parameters and a peaceful countryside setting, 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: **2,618m²**