

For Sale, Land, Field, Nicosia, Agia Varvara, 2,676m²

For Sale : **€ 60,000**

Description
For Sale Agricultural Land In Agia Varvara, Nicosia
An excellent opportunity to acquire a substantial agricultural field in the peaceful rural area of Agia Varvara, Nicosia. Extending to 2,676 m², this attractive property offers excellent agricultural potential together with strong long-term investment prospects, making it an ideal choice for farming activities, a countryside retreat or investors seeking a valuable land asset in a growing rural community.
The property falls entirely within the Γα4 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 7 metres.
The land is currently landlocked, offering a peaceful and private natural environment surrounded by the beautiful countryside of Agia Varvara. Its generous size makes it suitable for orchards, olive groves, vineyards or a variety of agricultural activities while presenting excellent long-term appreciation potential.
Situated in the charming village of Agia Varvara, the property enjoys convenient access to supermarkets, schools, bakeries, pharmacies and all essential daily amenities. Its strategic location also provides excellent connectivity to the Nicosia–Limassol Motorway, allowing quick access to Nicosia city centre, Larnaca and the surrounding communities.
The property is situated approximately 2.0 km from Agia Varvara Village Centre, 4.5 km from Alampra, 5.5 km from the Nicosia–Limassol Motorway, 8.0 km from Dali Municipality, 15.0 km from Nicosia City Centre, 26.0 km from Larnaca International Airport and approximately 28.0 km from Larnaca City Centre.
Combining a generous land area, favourable agricultural planning parameters and an excellent strategic location, this property represents an outstanding 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: **7**

Area

Plot Area: **2,676m²**