

For Sale, Land, Field, Nicosia, Pera Chorio, 3,856m²

For Sale : **€ 140,000**

Description
For Sale Agricultural Land In Pera Chorio, Nicosia
An excellent opportunity to acquire a substantial agricultural field in the desirable community of Pera Chorio, Nicosia. Extending to 5,856 m², this impressive property offers outstanding agricultural potential together with excellent long-term investment prospects, making it an ideal choice for farming activities, a countryside retreat or investors seeking a valuable land asset close to the capital.
The property falls within Γα4 Agricultural Planning Zone (57%) and *Γα4 Agricultural Planning Zone (43%)**. It benefits from a 10% building density and 10% coverage factor, allowing 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.
Although the property is technically landlocked, it benefits from a registered Right of Way Easement, guaranteeing legal and practical access. This important advantage significantly enhances the property's usability and long-term value while maintaining the privacy and tranquillity of its rural surroundings.
Situated in the growing community of Pera Chorio, the property enjoys convenient access to supermarkets, schools, bakeries, pharmacies and all essential daily amenities. Its strategic location provides excellent connectivity to the Nicosia–Limassol Motorway, allowing quick access to Nicosia city centre, Dali, Larnaca and Limassol.
The property is situated approximately 2.0 km from Pera Chorio Village Centre, 3.5 km from Dali Municipality, 4.5 km from the Nicosia–Limassol Motorway, 8.0 km from the Mall of Cyprus, 9.0 km from Athalassa National Forest Park, 12.0 km from Nicosia City Centre and approximately 30.0 km from Larnaca International Airport.
Combining a generous land area, favourable agricultural planning parameters, a registered Right of Way Easement 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: **3,856m²**