

For Sale, Land, Field, Nicosia, Palaiometocho, 3,343m²

For Sale : **€ 52,500**

Description
For Sale Agricultural Land In Palaiometocho, Nicosia
An excellent opportunity to acquire a substantial agricultural field in the accessible rural area of Palaiometocho, Nicosia. Extending to 3,343 m², this attractive property offers an excellent combination of agricultural potential, peaceful surroundings and long-term investment prospects, making it ideal for farming activities, a countryside retreat or investors seeking a valuable land asset close to the capital.
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, eco-friendly residence, agricultural storage facilities or other agricultural support buildings, 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 land is currently landlocked, providing a quiet and private natural environment while maintaining excellent proximity to nearby infrastructure. Its generous size makes it suitable for olive groves, vineyards, orchards and a variety of agricultural activities, while also offering strong long-term appreciation potential due to the continued growth of the surrounding area.
Situated in Palaiometocho, the property enjoys convenient access to supermarkets, schools, bakeries, pharmacies and all essential daily amenities. Its strategic location provides excellent connectivity to the Nicosia–Troodos Motorway, allowing quick access to Kokkinotrimithia, Neo Plaza Shopping Centre, the University of Nicosia and Nicosia city centre.
The property is situated approximately 2.0 km from Palaiometocho Village Centre, 3.5 km from Kokkinotrimithia, 5.0 km from the Nicosia–Troodos Motorway, 6.5 km from Neo Plaza Shopping Centre, 8.0 km from the University of Nicosia, 9.5 km from Nicosia Mall and approximately 13.5 km from Nicosia City Centre.
Combining a generous land area, favourable agricultural planning parameters and an excellent location close to the capital, 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: **8**

Area

Plot Area: **3,343m²**