

For Sale, Land, Field, Nicosia, Sia, 3,122m²

For Sale : **€ 40,000**

Description
For Sale Protected-Zone Land In Sia, Nicosia
An excellent opportunity to acquire a protected-zone field in the peaceful village of Sia, Nicosia. Extending to 3,122 m², this attractive property offers exceptional privacy and natural surroundings, making it an ideal investment for nature enthusiasts, long-term investors or buyers seeking a tranquil countryside retreat in one of the district's most picturesque communities.
The property falls entirely within the Z1 Protection Planning Zone (100%) and benefits from a 6% building density and 6% coverage factor. These planning parameters permit limited low-density development, subject to obtaining the necessary permits and approvals. Development regulations allow for construction of up to 2 floors with a maximum building height of 8.3 metres, preserving the area's natural landscape and environmental character.
The land is landlocked, offering complete privacy and an undisturbed natural setting. Surrounded by open countryside and beautiful rural landscapes, it presents an excellent opportunity for those seeking a peaceful environment while enjoying the long-term value associated with protected-zone land.
Situated in the charming village of Sia, the property enjoys easy access to traditional taverns, local shops and essential amenities. The location offers excellent connectivity to the Nicosia–Limassol motorway, providing convenient access to Nicosia, Larnaca and Limassol while maintaining the tranquillity of village life.
The property is situated approximately 1.5 km from Sia Village Centre, 4.0 km from Alampra, 5.5 km from the Nicosia–Limassol Motorway, 10.0 km from Dali, 18.0 km from Nicosia City Centre and approximately 30.0 km from Larnaca International Airport.
Combining a generous land area, peaceful surroundings and favourable protection-zone planning parameters, this property represents an excellent opportunity for long-term investment in one of Nicosia's most attractive countryside locations.
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: **Other**
Height: **8**

Area

Plot Area: **3,122m²**