

For Sale, Land, Field, Nicosia, Agios Epifanios Oreinis, 6,234m²

For Sale : **€ 263,000**

Description
For Sale Residential Plot In Agios Epifanios Oreinis, Nicosia
An exceptional opportunity to acquire a substantial residential plot in the picturesque mountain village of Agios Epifanios Oreinis, Nicosia. Extending to 6,234 m², this impressive property offers outstanding development potential while enjoying the tranquillity, natural beauty and fresh mountain air of one of Cyprus' most charming countryside communities. It is an excellent choice for developers, investors or private buyers looking to build luxury residences in a peaceful environment.
The property falls entirely within the H2 Residential Planning Zone (100%) and benefits from an impressive 90% building density and 50% coverage factor. These favourable planning parameters allow for the development of detached houses, luxury villas or a residential project, 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.
A significant advantage of the property is its registered road frontage, ensuring immediate and convenient access while maximising its development potential. The generous size of the plot offers excellent flexibility for residential planning while maintaining privacy and panoramic views of the surrounding countryside.
Situated in the peaceful village of Agios Epifanios Oreinis, the property enjoys close proximity to traditional taverns, local shops and everyday amenities. The surrounding area is renowned for its scenic landscapes, pine forests, hiking trails and authentic Cypriot character, while remaining easily accessible from Nicosia.
The property is situated approximately 1.0 km from Agios Epifanios Oreinis Village Centre, 5.0 km from Machairas Forest, 7.5 km from Xyliatos Dam, 12.0 km from Machairas Monastery, 18.0 km from Kakopetria Village, 34.0 km from Nicosia City Centre and approximately 60.0 km from Troodos Square.
Combining a generous land area, favourable residential planning parameters, registered road access and a stunning mountain setting, this property represents an outstanding opportunity for residential development or long-term investment in one of Nicosia's most scenic villages.
To discover more options in this area, you can browse our complete portfolio of residential 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/residential/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: **Residential**
Height: **8**

Area

Plot Area: **6,234m²**