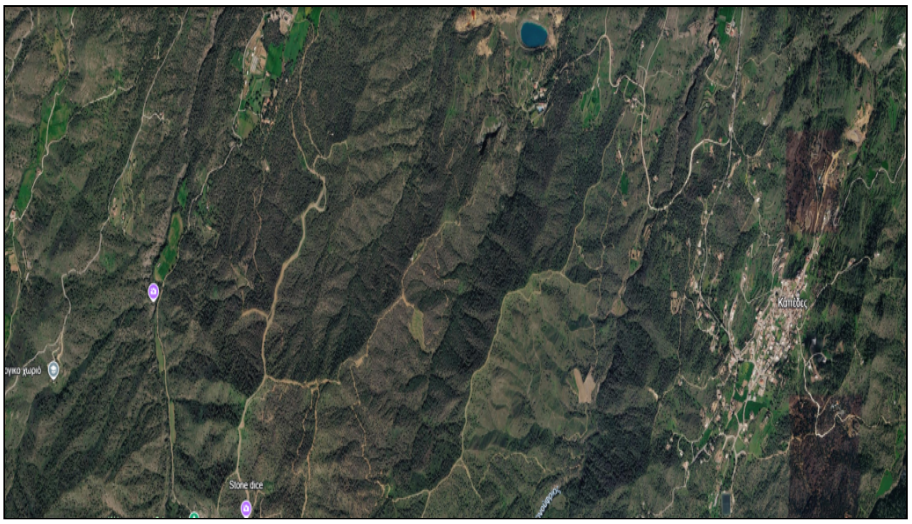


For Sale, Land, Field, Nicosia, Kampia, 9,458m²

For Sale : **€ 30,000**

Description
For Sale Agricultural Land In Kampia, Nicosia
An excellent opportunity to acquire a substantial agricultural field in the peaceful village of Kampia, Nicosia. Extending to 9,458 m², this property offers an exceptional combination of natural beauty, privacy and long-term investment potential, making it an ideal choice for agricultural use, a countryside retreat or buyers seeking a tranquil rural setting surrounded by nature.
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 development of a traditional farmhouse, eco-friendly residence, guest accommodation or 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 landlocked, providing exceptional privacy and a peaceful environment away from busy roads and urban activity. Its generous size makes it suitable for orchards, vineyards, olive groves or other agricultural activities while offering an ideal setting for those wishing to create a private countryside retreat surrounded by the beautiful landscapes of the Nicosia district.
Located in the charming village of Kampia, the property enjoys easy access to nearby villages and essential amenities while preserving the tranquillity of rural living. The surrounding area is well known for its scenic countryside, traditional character and proximity to the Machairas Forest region.
The property is situated approximately 2.0 km from Kampia Village Centre, 5.0 km from Lythrodontas, 6.5 km from Tamasos Dam, 9.0 km from Machairas Forest, 12.0 km from Analiontas, 20.0 km from Nicosia City Centre and approximately 45.0 km from Troodos Mountain.
Combining a substantial land area, favourable agricultural planning parameters and a peaceful countryside location, this property represents an excellent opportunity for agricultural investment or the creation of a private rural sanctuary in one of Nicosia's most picturesque villages.
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: **9,458m²**