

For Sale, Land, Field, Nicosia, Pedoulas, 10,034m²

For Sale : **€ 130,000**

Description
For Sale Agricultural Land In Pedoulas, Nicosia
An exceptional opportunity to acquire a substantial agricultural field in the picturesque mountain village of Pedoulas, Nicosia. Extending to an impressive 10,034 m², this property offers a unique combination of privacy, natural beauty and development potential, making it an ideal choice for agricultural investors, nature lovers or individuals seeking a peaceful countryside retreat in the heart of the Troodos Mountains.
The property falls entirely within the Γ3 Agricultural Planning Zone 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 storeys with a maximum building height of 8.3 metres.
The land is landlocked, providing exceptional privacy and a peaceful natural setting surrounded by the spectacular landscapes of the Troodos Mountains. The generous size of the property makes it ideal for cherry orchards, vineyards, olive groves or other agricultural activities, while also offering an excellent opportunity to create a private mountain sanctuary immersed in nature. The property also benefits from a Clear Title Deed, allowing for a straightforward transfer.
Situated in the renowned village of Pedoulas, the property enjoys beautiful mountain scenery, fresh alpine air and close proximity to traditional tavernas, nature trails and the area's famous cherry orchards. The village is one of Cyprus' most popular mountain destinations, offering year-round appeal while remaining within comfortable driving distance of the island's major cities.
The property is situated approximately 2.0 km from Pedoulas Village Centre, 6.0 km from Prodromos, 10.0 km from Troodos Mountain Resort, 12.0 km from Kykkos Monastery, 15.0 km from Mount Olympus, 48.0 km from Nicosia City Centre and approximately 72.0 km from Limassol.
Combining a substantial land area, favourable agricultural planning parameters, complete privacy and an exceptional mountain location, this property represents a rare opportunity to create a countryside retreat or secure a valuable long-term investment in one of Cyprus' most beautiful mountain communities.
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: **10,034m²**