

For Sale, Land, Field, Nicosia, Agia Varvara, 5,017m²

For Sale : **€ 40,000**

Description
For Sale Agricultural Land In Agia Varvara, Nicosia
An excellent opportunity to acquire agricultural land in the peaceful community of Agia Varvara, Nicosia. Extending to 5,017 m², this property offers a tranquil countryside setting with excellent long-term investment potential, making it an ideal choice for agricultural use, nature lovers or buyers seeking a private rural retreat within easy reach of the capital.
The property falls entirely within the Γα4 Agricultural Planning Zone (100%) and benefits from a 10% building density and 10% coverage factor. These planning parameters provide the possibility for the development of a traditional farmhouse, agricultural support buildings or a countryside residence, subject to obtaining the necessary permits and approvals. Development regulations permit construction of up to 2 floors with a maximum building height of 7 metres.
The land is landlocked, offering enhanced privacy and a peaceful environment away from traffic and urban disturbances. Surrounded by the natural beauty of the Cypriot countryside, the property provides an excellent opportunity for those seeking a quiet lifestyle while remaining within convenient distance of nearby villages and the wider Nicosia district.
The property is situated approximately 2.0 km from Agia Varvara Village Centre, 4.0 km from Alampra Village, 5.0 km from the Nicosia–Limassol Motorway, 7.0 km from Tseri, 10.0 km from Nisou Industrial Area, 12.0 km from the Mall of Cyprus and approximately 18.0 km from Nicosia City Centre.
Combining a generous land area, favourable agricultural planning parameters and a peaceful rural setting, this property represents an excellent opportunity for agricultural investment or the creation of a private countryside retreat in one of Nicosia's growing rural 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: **7**

Area

Plot Area: **5,017m²**