


# For Sale, Land, Field, Nicosia, Kapedes, 13,044m²

For Sale : **€ 80,000**

**Description**
For Sale Agricultural Land In Kapedes, Nicosia.
An exceptional opportunity to acquire a substantial agricultural field in the picturesque village of Kapedes, Nicosia. Extending to an impressive 13,044 m², this property offers a unique combination of privacy, natural beauty and development potential, making it an ideal choice for nature enthusiasts, agricultural investors or individuals seeking a peaceful countryside retreat surrounded by the stunning landscapes of the Machairas mountain region.
The property falls entirely within the Γ3 Agricultural Planning Zone and benefits from a building density of 10% and a coverage factor of 10%. These planning parameters provide excellent flexibility for the development of a traditional farmhouse, eco-friendly residence, agricultural support buildings or a rural retreat, subject to obtaining the necessary permits and approvals. Development regulations permit the construction of up to 2 storeys with a maximum height of 8.3 metres, allowing for a comfortable low-density residence that takes full advantage of the property's elevated position and panoramic views.
Positioned in a quiet and scenic location, the field enjoys beautiful views of the surrounding hills, olive groves and countryside. The area is renowned for its clean mountain air, natural springs, hiking trails and traditional Cypriot character, creating an atmosphere of tranquillity and authenticity that is increasingly sought after by buyers seeking a lifestyle close to nature.
The property is situated approximately 1.5 km from Kapedes Village Centre, 5.0 km from Kampia Village, 7.0 km from Tamasos Dam, 10.0 km from Machairas Forest, 12.0 km from Machairas Monastery, 14.0 km from Mantra Tou Kampiou Picnic Site and approximately 27.0 km from Nicosia City Centre.
Combining a generous land area, favourable agricultural planning parameters, panoramic countryside views and a peaceful mountain setting, this property represents an outstanding opportunity for those seeking a rural escape or a valuable long-term investment in one of Nicosia's most attractive countryside 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: **13,044m²**