

For Sale, Land, Field, Nicosia, Agios Epifanios Oreinis, 5,352m²

For Sale : **€ 50,000**

Description
For Sale Agricultural Land In Agios Epifanios Oreinis, Nicosia.
An exceptional opportunity to acquire a substantial agricultural field in the picturesque mountain village of Agios Epifanios Oreinis, Nicosia. Extending to 5,352 m², this property offers a unique combination of privacy, natural beauty and development potential, making it an ideal choice for nature lovers, agricultural investors or individuals seeking a peaceful countryside retreat surrounded by the stunning landscapes of the Troodos foothills.
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-villa, agricultural support buildings or a small 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 blends harmoniously with the surrounding natural environment.
Positioned in a quiet and elevated location, the field enjoys panoramic countryside and mountain views, creating an atmosphere of complete tranquillity and privacy. The surrounding area is renowned for its fresh mountain air, pine forests, natural springs and traditional Cypriot character, making it a highly desirable destination for those seeking an authentic rural lifestyle away from the demands of city living.
The property is situated approximately 1.5 km from Agios Epifanios Oreinis Village Centre, 5.0 km from the Machairas Forest area, 7.5 km from Xyliatos Dam, 10.0 km from Panagia tou Araka Church, 13.0 km from Machairas Monastery, 18.0 km from Kakopetria Village and approximately 34.0 km from Nicosia City Centre.
Combining a generous land area, favourable agricultural planning parameters, panoramic mountain views and a peaceful countryside 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 scenic 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: **5,352m²**