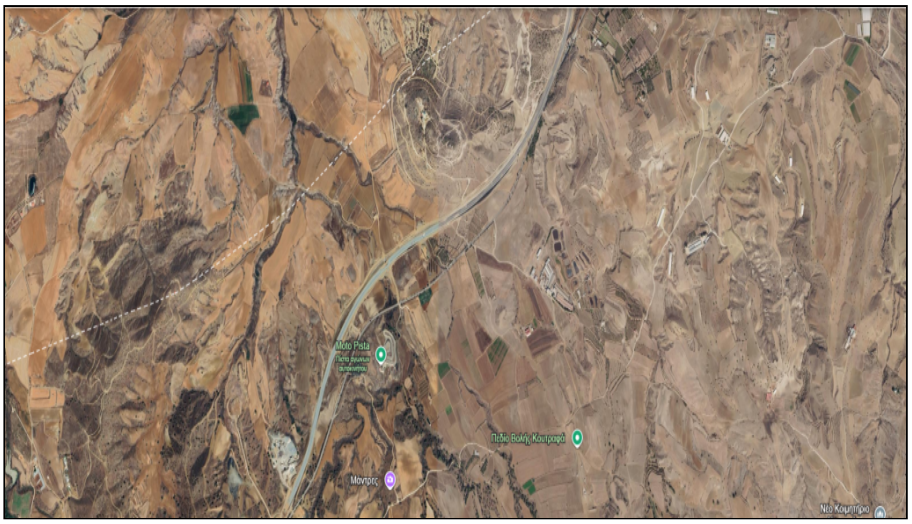


For Sale, Land, Field, Nicosia, Koutrafas Kato, 31,478m²

For Sale : **€ 170,000**

Description
For Sale Agricultural Land In Kato Koutrafas, Nicosia
An exceptional opportunity to acquire four adjoining agricultural fields, offered for sale as a single unified property, in the peaceful community of Kato Koutrafas, Nicosia. With a substantial combined land area, this unique asset presents outstanding investment potential for agricultural use or renewable energy development, making it an ideal opportunity for investors seeking to capitalise on Cyprus' expanding green energy sector.
The property falls within the Γ3 Agricultural Planning Zone and benefits from a 10% building density and 10% coverage factor, allowing for agricultural buildings or a countryside residence, subject to obtaining the necessary permits and approvals. A key advantage of this property is its registered road frontage, providing immediate and convenient access for vehicles, machinery and future development.
One of the property's most attractive features is its excellent suitability for the development of a Photovoltaic (Solar) Park. The flat topography, generous land area and favourable orientation create ideal conditions for a large-scale solar energy installation, offering investors an outstanding opportunity to benefit from the increasing demand for renewable energy infrastructure in Cyprus.
Situated in the rural area of Kato Koutrafas, the property enjoys excellent connectivity to the Astromeritis–Troodos Road, allowing convenient transportation and easy access to surrounding communities. Nearby villages provide supermarkets, bakeries, cafés, hardware stores and all essential daily amenities, while the peaceful countryside setting offers an ideal environment for agricultural or renewable energy projects.
The property is situated approximately 2.5 km from Kato Koutrafas Village Centre, 4.0 km from Astromeritis, 5.5 km from the Astromeritis–Troodos Road, 8.0 km from Evrychou, 18.0 km from Kakopetria, 32.0 km from Nicosia City Centre and approximately 45.0 km from Troodos Square.
Combining a strategic location, registered road access, favourable agricultural planning parameters and exceptional photovoltaic development potential, this property represents an outstanding opportunity for agricultural use or a secure long-term investment in renewable energy.
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: **31,478m²**

Further Details

Electricity

Gallery

